



**39, Kendal Drive, Rainford, WA11 7LF**

Asking Price £210,000

*David  
Davies* *Collection*





## 39, Kendal Drive, Rainford, WA11 7LF

- EPC: TBC
- Council Tax Band: B
- Tenure: Freehold
- Semi Detached Property
- Recently Renovated Throughout
- Spacious Reception Room
- Newly Fitted Modern Kitchen
- Two Bedrooms
- Family Bathroom
- Private Driveway

We are delighted to have the opportunity to bring to the sales market this beautiful two bedroomed semi-detached home located in a much sought-after area and rarely available position in Rainford, St Helens. This stunning home has recently been renovated to a modern standard and is move in ready.

The accommodation briefly comprises, entrance hallway, lounge and separate dining area. The kitchen is of a good size, fitted with a range of base and wall storage units with complimentary work surfaces. To the first floor there are two large double bedrooms, and a three piece family bathroom.

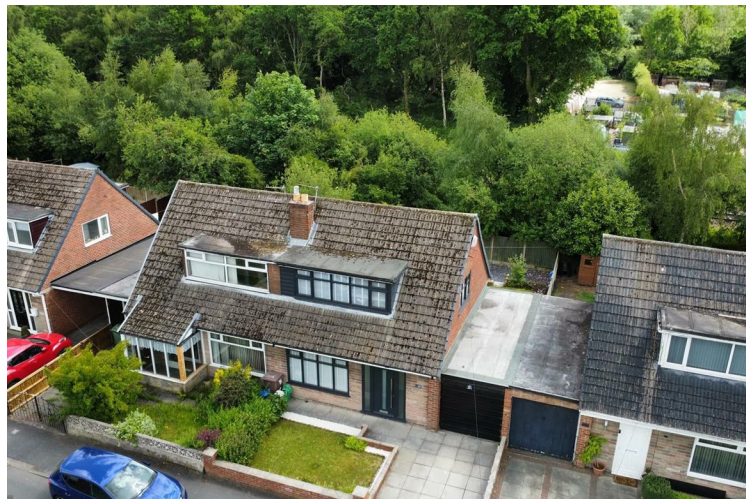
To the front of the property it has a fabulous driveway with off road parking.

To the rear of the property lies a large garden with patio area and turf laid to lawn. Ideal for those summers months to enjoy the beautiful outdoor space and family BBQs with a cheeky vino whilst watching the sunset. The property also benefits from newly fitted boiler with gas central heating and new double glazing windows and doors fitted.

The property is close to all amenities having a local post office just around the corner, and has great schools, including Rainford high school. Commuter links are very good being just a stones throw from the local train station and the Rainford bypass and M58 motorway being in close proximity.

\* This is a non standard construction - steel Framed\*

EPC: TBC







# Floorplan To Follow



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Davies*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



**Allisons**

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

