



14, Witton Way, Rainford, WA11 8JT

Asking Price £235,000

*David
Davies* *Collection*

14, Witton Way, Rainford, WA11 8JT

- EPC: C
 - Tenure: TBC
 - No Onward Chain
 - Driveway Parking
 - Corner Plot
- Council Tax Band: C
 - Three Bedroom Semi Detached
 - Living Room Through Dining Room
 - Garage
 - Shower Room

David Davies Sales & Lettings are delighted to bring to market this well-proportioned three bedroom semi-detached property, positioned on a generous corner plot in the heart of Rainford village. Offered with no onward chain, the property is ideal for those looking to put their own stamp on a home in a sought-after residential area.

The property is garden fronted, creating a pleasant kerb appeal, and also benefits from off-road parking to the rear, along with a detached garage, providing excellent storage or workshop potential.

Upon entering, the accommodation comprises an entrance porch leading into a welcoming hallway, complete with under-stairs storage. The ground floor boasts a spacious open-plan living and dining room, a bright, versatile area ideal for family living and entertaining. The fitted kitchen sits to the rear of the property and offers access to the outdoor space.

To the first floor, you'll find three generously sized bedrooms, with the principal bedroom benefitting from fitted wardrobes. Each room offers flexibility for a growing family, guest accommodation, or a home office. A well-appointed bathroom could easily be modernised to complete the home to your own taste.

The property enjoys a sizeable corner position, which enhances both privacy and potential for further landscaping or extension (subject to relevant planning permissions). The rear garden and driveway are easily accessible and practical for everyday use.

Ideally located close to local schools, shops, and village amenities, and within easy reach of transport links including the A570 and Rainford Junction train station, this property is perfect for first-time buyers, families, or investors alike.

EPC: C
Probate Granted







David Davies

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David Davies

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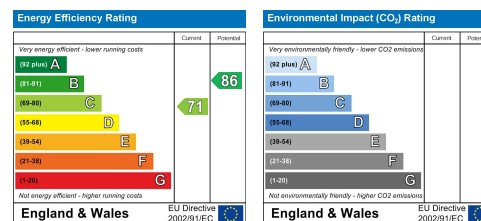
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