



7, Rookery Drive, Rainford, WA11 8BB

£250,000

*David
Davies* Collection

7, Rookery Drive, Rainford, WA11 8BB

- EPC; D
- Council Tax Band: C
- Leasehold
- Extended Semi-Detached Bungalow
- Stairs To Loft Conversion
- Three Bedrooms
- Driveway Parking
- Spacious Front And Rear Gardens
- Village Location
- NO CHAIN

We are delighted to have the opportunity to bring to the sales market this beautiful two bedroomed extended semi-detached Bungalow, located in a much sought-after area and rarely available position on Rookery Drive, Rainford.

The property benefits from gas central heating, double glazing, and briefly comprises; Entrance hallway and spacious living room with Velux windows, allowing natural light to flow through the property. The lounge leads through into the extension which is currently utilised as a dining room and opens up onto the fabulous rear garden. The kitchen incorporating an extensive array of wall and base storage solutions, with solid worktops and space for all appliances. To complete the ground floor we have a modern shower room and two double bedrooms.

To the first floor the loft has been converted and has the ability to be used in multiple ways.

The real highlight of the property is to the rear, we have a raised flagged area, perfect to accommodate your outdoor furniture and create a lovely seating area which overlooks onto the lovely garden with turf laid to lawn. There is access through the side and has a garden room and shed for all storage requirements.

The property is garden fronted and offers driveway parking.

The property benefits from lots of local amenities with the finest primary and secondary schools all within proximity.

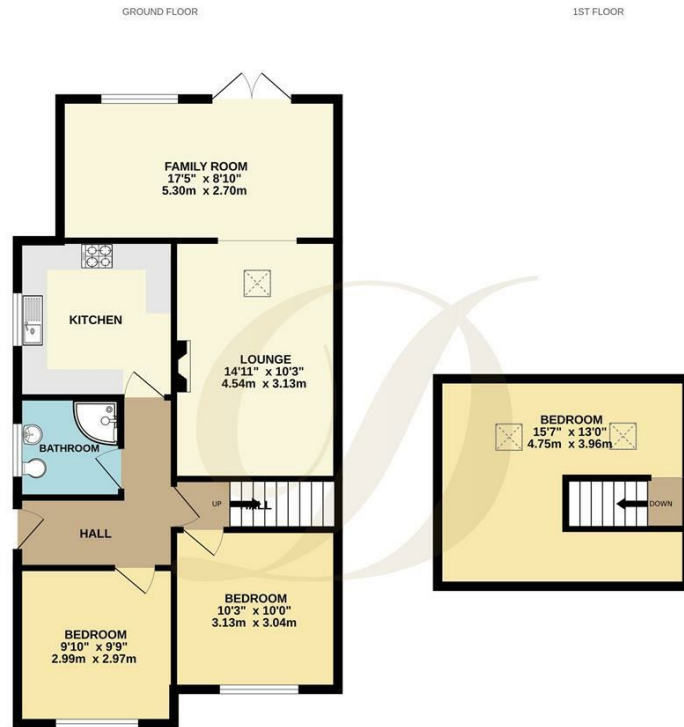
With excellent transport links being close to the A580 with commuter links directly to Manchester, Liverpool and beyond.

This property must be viewed to appreciate its family living space throughout.

EPC: D
Stairs To Loft Conversion







David Davies

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

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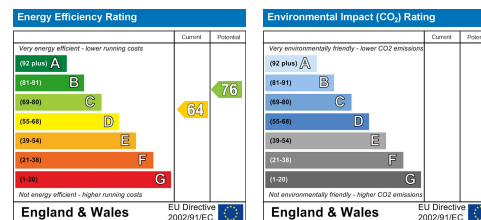
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