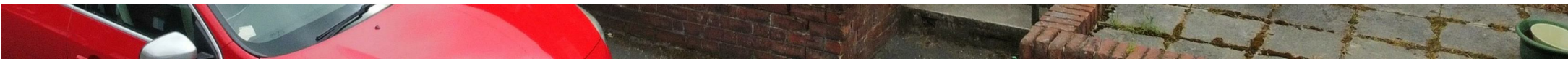




22, Eden Avenue, Rainford, WA11 8HT

Asking Price £180,000

*David
Davies* *Collection*



22, Eden Avenue, Rainford, WA11 8HT

- EPC: TBC
- Freehold
- Mid Terraced Property
- Modern Shower Room
- Spacious Reception Room
- Council Tax Band: A
- No Onward Chain
- Three Bedrooms
- Kitchen Diner
- Street Parking

Nestled in the heart of the highly sought-after village of Rainford, this beautifully maintained three-bedroom terraced home offers an ideal blend of traditional charm and modern living. Set in a quiet, residential street, the property is garden-fronted, exuding kerb appeal from the moment you arrive.

Step inside and you're welcomed by a bright and inviting entrance hallway, setting the tone for the space and comfort that continues throughout. To the front of the property, the spacious living room is bathed in natural light through a large window, creating a warm and relaxing atmosphere — perfect for cosy evenings in or entertaining guests.

At the rear, the heart of the home lies in the open-plan kitchen and dining area. This space offers a great balance of practicality and style, with ample storage, worktop space, and room for a family dining table. Large rear windows provide pleasant views over the garden and allow natural light to fill the room, making it an ideal space for everyday family life or hosting friends and provides access to the rear garden.

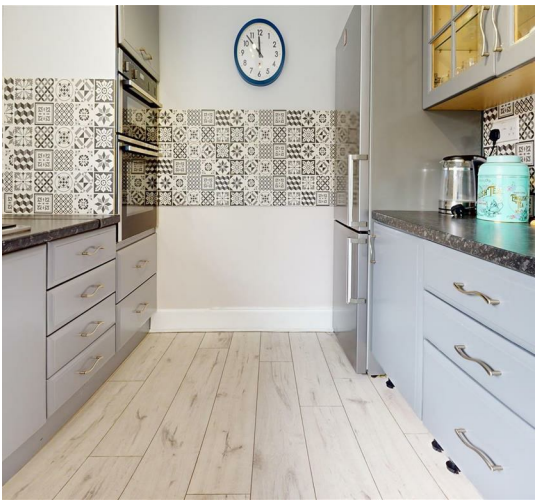
Upstairs, a generously sized landing leads to three good sized bedrooms, each offering plenty of space for beds and furniture — ideal for growing families or anyone needing a home office or guest room. The accommodation is completed by a stylish, modern shower room, fitted with contemporary fixtures and finished to a high standard.

One of the standout features of this property is its impressive rear garden. Accessed via a shared passage, the garden is a true hidden gem — long, lush, and completely private, offering a peaceful escape from the hustle and bustle. Whether you envision relaxing summer afternoons, a safe play space for children, or a garden lover's paradise, this outdoor area has all the potential to make it your own.

With no onward chain, this home offers a smooth and stress-free purchase opportunity. Located close to highly regarded schools, local shops, and transport links.

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

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below
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