



48, Stanley Avenue, Rainford, WA11 8HU

Asking Price £220,000

*David
Davies* Collection

48, Stanley Avenue, Rainford, WA11 8HU

- EPC: TBC
- Council Tax Band: C
- Extended Semi Detached Property
- Modern Kitchen
- Stunning Kerb Appeal
- Freehold
- No Onward Chain
- Three Bedrooms
- Spacious Reception Room
- Driveway Parking

David Davies Sales & Lettings Agent are delighted to welcome to the market this beautifully presented and extended three-bedroom semi-detached property, located in the heart of the ever-popular Rainford village. Offered with no onward chain, this lovely home presents a fantastic opportunity for families, first-time buyers, or those looking to upsize in a sought-after residential area.

Set back with excellent kerb appeal, the property boasts a driveway providing off-road parking for at least two vehicles, and is situated within close proximity to local schools, amenities, and transport links—making it ideally positioned for modern family life.

Upon entering, you are greeted by a bright and welcoming entrance hallway, which leads into a spacious living room with ample space for both lounge and dining furniture. This well-proportioned room is perfect for relaxing or entertaining guests. The kitchen has been thoughtfully extended to create a modern open-plan space, featuring stylish units and plenty of worktop space—ideal for those who love to cook and socialise.

To the first floor, the home continues to impress with three generously sized bedrooms, including two spacious doubles, offering flexibility for families or working professionals. A three-piece family bathroom, fitted with bath and overhead shower, wash basin and WC, completes the floor.

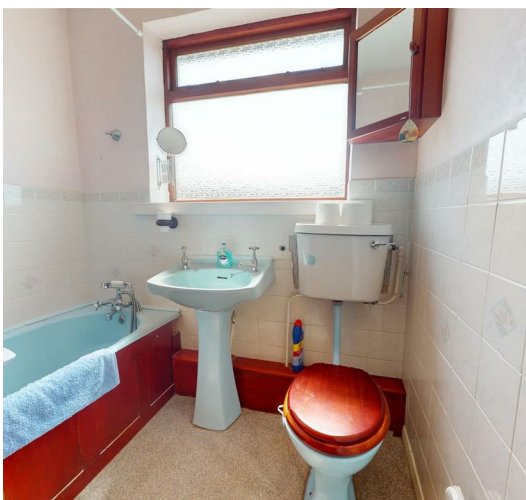
Externally, the rear garden is a lovely, private outdoor retreat with turf laid to lawn and a flagged patio area, perfect for garden furniture and al fresco dining during the warmer months.

This well-maintained and deceptively spacious home offers immediate move-in potential and is not to be missed. Early viewing is highly recommended to appreciate all it has to offer.

**** Probate Has Been Applied For ****

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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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	

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22 Church Road, Rainford, St Helens, WA11 8HE
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sales@daviddaviesestateagent.co.uk
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