



16, Croxteth Drive, Rainford, WA11 8JZ

Offers Over £325,000

*David
Davies* *Collection*

16, Croxteth Drive, Rainford, WA11 8JZ

- EPC:D
- Council Tax Band: E
- Tenure - TBC
- No Onward Chain
- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Driveway Parking
- Spacious Garage

David Davies Sales & Lettings are pleased to present to the sales market this spacious three-bedroom detached home, positioned on a generous plot within the highly sought-after village of Rainford. Offered with no onward chain, the property presents an exciting opportunity for those looking to modernise and create their ideal family home.

Occupying a prime position on Croxteth Drive, the property boasts fantastic kerb appeal, with a charming garden frontage and a substantial driveway providing parking for multiple vehicles.

Internally, the accommodation is arranged over two floors and requires updating throughout, making it an ideal project for buyers wishing to add their own personal touch. The ground floor comprises a welcoming entrance porch and hallway, a ground floor WC, and a large front living room offering an abundance of natural light. To the rear, there is a second reception room which flows into the spacious kitchen. This versatile layout offers great potential to open up the rear of the home and create a stunning open-plan kitchen diner, subject to the necessary consents.

To the first floor, the landing leads to three generously sized bedrooms, including an impressively proportioned master bedroom. A modernisation-ready three-piece shower room completes the first-floor accommodation.

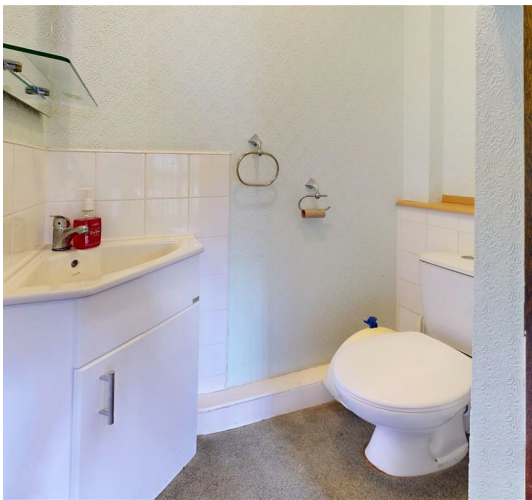
Externally, the property features a private rear garden, perfect for relaxing and entertaining in the warmer months. The attached garage, accessible from both the front and rear, offers excellent storage or further conversion potential.

Located within walking distance of Rainford village amenities, highly regarded local schools, and offering excellent transport links via the A570 and M58, this home is perfectly positioned for family living.

Early viewing is recommended to fully appreciate the size, potential, and location of this fantastic detached property.

EPC:D







David Davies

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David Davies

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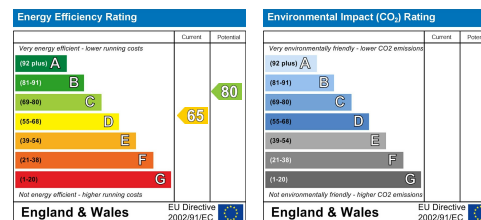
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