



**10, Knowsley View, Rainford, WA11 8SN**

Offers Over £250,000

*David  
Davies* Collection





# 10, Knowsley View, Rainford, WA11 8SN

- EPC: G
- Council Tax Band: C
- Freehold
- No Onward Chain
- Semi Detached Dormer Bungalow
- Stunning Farmland Views
- Modern Kitchen Diner
- Large Extended Reception Room
- Off Road Parking
- Unique Detached Garage

David Davies Estate Agents are pleased to present to the market this three-bedroom semi-detached dormer bungalow, located in the heart of Rainford Village. Requiring a degree of modernisation, this home presents an exciting opportunity for buyers to create a property tailored to their own tastes and needs.

To help showcase the home's potential, we have thoughtfully defurnished the photographs using AI imagery, allowing you to envision the space at its best. A virtual tour is also available to provide a clear view of the property's current condition.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious reception room with access to the rear garden, and a large, modern kitchen diner, offering a bright and airy open-plan living space—perfect for family life or entertaining. A family bathroom completes the ground floor.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which are generous doubles. The master bedroom features fitted wardrobes and enjoys stunning farmland views, adding a touch of tranquillity to this delightful home.

Externally, the property benefits from a generous side garden, a lovely rear garden with open countryside views, and off-road parking.

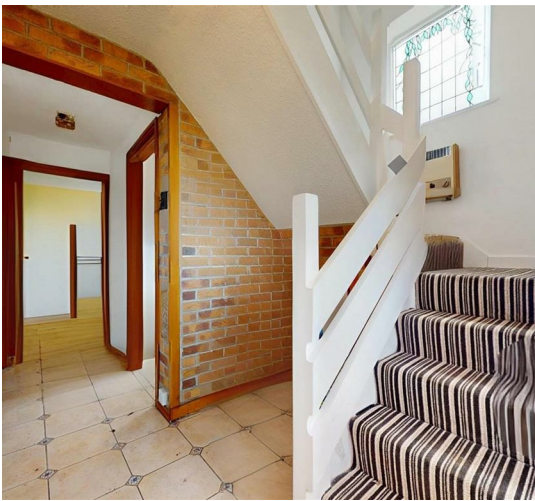
Situated in a highly sought-after location, this property is within close proximity to village amenities, popular pubs, local shops, and highly regarded schools. Commuter links are excellent, with easy access to nearby transport routes connecting to Liverpool, Manchester, and beyond.

Early viewing is highly recommended to appreciate the full potential this charming home has to offer.

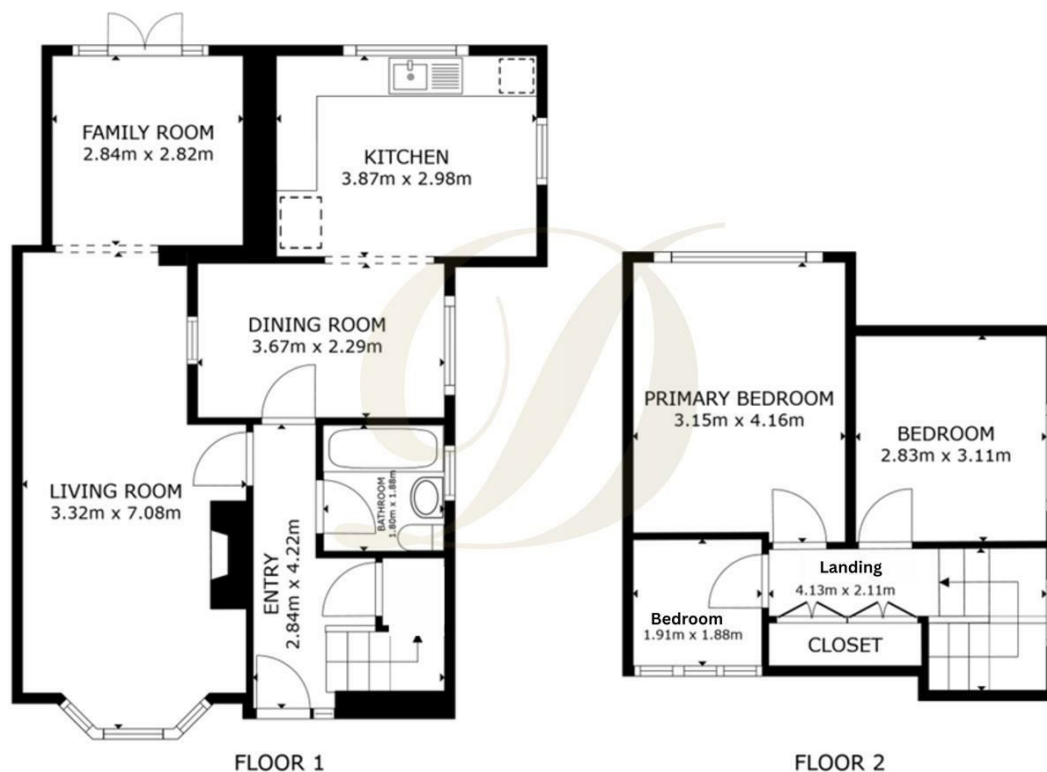
EPC: G











GROSS INTERNAL AREA  
FLOOR 1 63.6 m<sup>2</sup> FLOOR 2 34.2 m<sup>2</sup>  
TOTAL : 97.7 m<sup>2</sup>

**Matterport**

**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*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

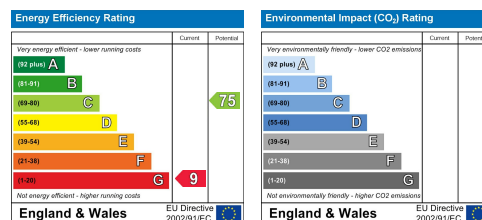
**ALLISONS**

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



**PRS**  
Property Redress Scheme

**THE GUILD**  
PROPERTY PROFESSIONALS

**rightmove**

**onTheMarket.com**

**naea | propertymark**  
PROTECTED

Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**