



9, Tudor Close, Rainford, WA11 8SD

£365,000

*David
Davies* *Collection*



9, Tudor Close, Rainford, WA11 8SD

- EPC: C
 - Freehold
 - Excellent Semi-Rural Location
 - Driveway Parking For Three Cars
 - Four Piece Family Bathroom / Ground Floor WC
- Council Tax Band: E
 - Four Bedroomed Detached Property
 - Two Reception Rooms
 - Detached Garage
 - Private Rear Garden

David Davies Sales & Lettings Agent are delighted to welcome to the market this truly stunning four-bedroomed detached family home, situated in the highly sought-after and rarely available location of Tudor Close, Rainford.

Nestled in a peaceful semi-rural cul-de-sac with open farmland views to the front, this exceptional property offers an ideal blend of countryside charm and modern living.

This freehold residence boasts outstanding kerb appeal, set back from the road with a neatly maintained front garden, a driveway for up to three vehicles, and a detached garage providing ample parking and storage space. Homes on this street seldom come to market, making this a unique opportunity for discerning buyers.

The ground floor accommodation comprises a welcoming entrance porch leading into a spacious hallway, with access to a convenient ground floor WC. To the front is a well-proportioned living room, ideal for relaxing evenings, while to the rear sits a modern fitted kitchen and a separate dining room featuring stunning bi-fold doors that open out onto the rear garden. The layout lends itself perfectly to those seeking to create a stylish open-plan kitchen/diner, offering exciting scope for further enhancement.

To the first floor, a generous landing leads to four spacious bedrooms, one of which includes fitted wardrobes. The beautifully appointed four-piece family bathroom suite features a separate bath and walk-in shower, combining functionality with elegant design.

The rear garden is a private and peaceful retreat, mainly laid to lawn and ideal for outdoor entertaining, children's play, or simply enjoying the surrounding tranquillity.

Located in the heart of Rainford, one of the most desirable villages in the area, the property enjoys excellent access to local schools, amenities, scenic walking routes, and commuter links via the nearby A580 and Rainford railway station.

EPC: C







David Davies

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.

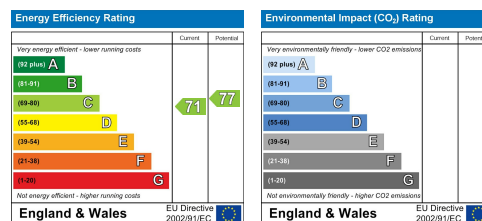
ALLISONS

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



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

