



6, Rookery Lane, Rainford, WA11 8EF

£249,950

*David
Davies* *Collection*

6, Rookery Lane, Rainford, WA11 8EF

- EPC: C
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Detached Bungalow
- Spacious Reception Room
- Two Double Bedrooms
- Driveway Parking
- Large Rear Garden
- Village Location

Located in the heart of Rainford Village, this two-bedroom detached bungalow presents a wonderful opportunity for those seeking a spacious home on a generous plot, offered to the market with no onward chain. Set in a peaceful, semi-rural location yet just a short distance from the village centre and its many amenities, this property offers both convenience and tranquillity.

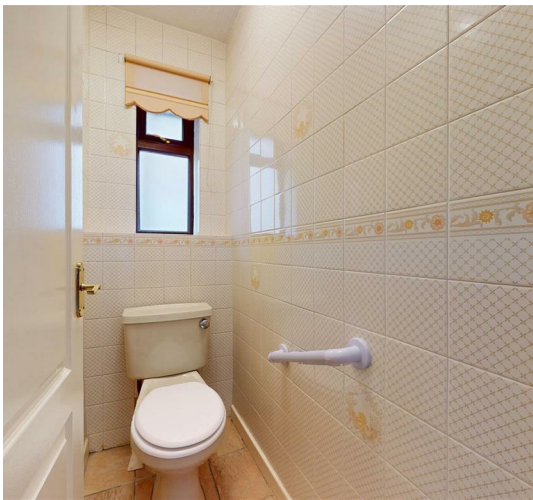
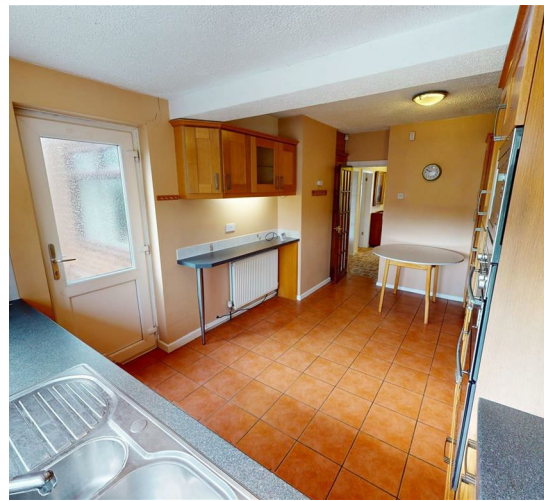
The bungalow has been well maintained throughout, though it would now benefit from some modernisation, allowing the new owner to add their own personal touch. Internally, the accommodation comprises a welcoming entrance hallway, a bright and comfortable living room, a large kitchen diner, a modern shower room, a separate WC, and two well-proportioned double bedrooms.

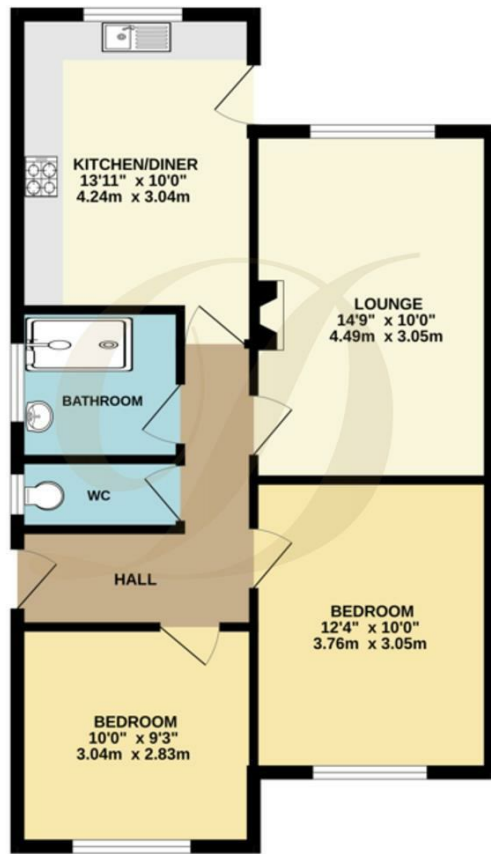
Externally, the property continues to impress with a spacious flagged driveway providing ample parking for multiple vehicles. To the rear lies the true highlight of the home — a substantial and beautifully sized garden, featuring a raised flagged terrace with steps leading down to a large lawned area and a charming summer house, offering plenty of potential for landscaping, entertaining, or simply enjoying the outdoors.

This property represents a rare opportunity to acquire a detached bungalow in a highly sought-after area of Rainford, combining peaceful surroundings, excellent outdoor space, and endless potential for modernisation and improvement.

EPC: C







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.

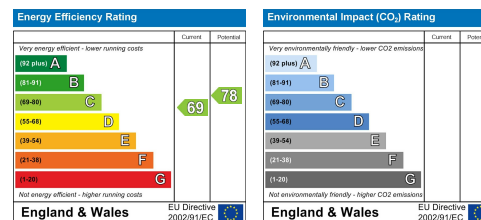
ALLISONS

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

