



7, Festival Road, Rainford, WA11 8EP

Asking Price £200,000

*David
Davies* *Collection*



7, Festival Road, Rainford, WA11 8EP

- EPC: TBC
- Council Tax Band: B
- Three Generous Sized Bedrooms
- Large Private Rear Garden
- Kitchen With Separate Utility Room
- Tenure: Freehold
- No Onward Chain
- Mid Terraced Property
- Spacious Reception Room
- Garden Fronted

David Davies Sales & Lettings are delighted to bring to market this spacious three-bedroom mid-terraced property, offered with no onward chain. Situated in the heart of Rainford, a highly desirable village location, this property represents a fantastic opportunity for buyers looking to modernise and create their dream home. With an excellent floor plan and generous proportions throughout, it offers huge potential for refurbishment and improvement.

The ground floor comprises an entrance hallway, a large reception room ideal for family living, and a spacious kitchen with plenty of room for a dining area. The kitchen provides access through to a utility space, and a ground floor WC completes the downstairs layout, adding practicality to the home.

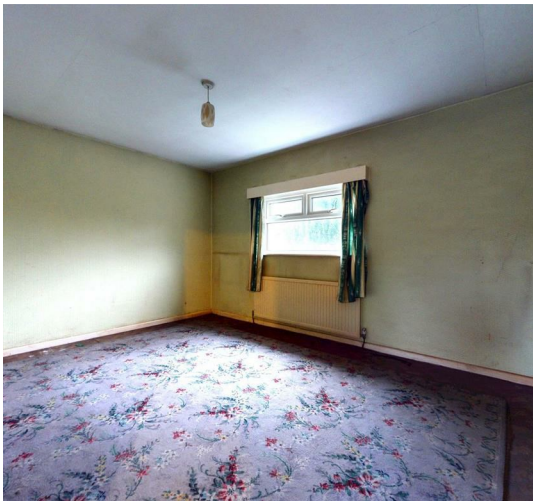
To the first floor, the landing leads to three well-sized bedrooms, all of which offer flexibility for use as bedrooms, a home office, or hobby rooms. The bathroom currently features a bath and basin, though there is ample space to convert into a modern shower room with WC, giving the convenience of having facilities on both floors.

Externally, the property benefits from a front garden with artificial turf laid to lawn and on-street parking. Sole access leads to the substantial rear garden, which is one of the property's real highlights. This excellent-sized, private garden offers endless potential for landscaping, extensions (subject to planning), or simply creating a relaxing outdoor space perfect for families and entertaining.

With its prime Rainford location, large plot, and versatile layout, this property is brimming with potential and is ready for a buyer to put their own stamp on it. A rare opportunity not to be missed.

EPC: TBC





Floorplan To Follow



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David Davies

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Energy Efficiency Rating		Current	Potential
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	

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