



11, Kendal Drive, St. Helens, WA11 7LE

Offers Over £190,000

*David
Davies* *Collection*



11, Kendal Drive, St. Helens, WA11 7LE

- EPC: TBC
- Council Tax Band: C
- Freehold
- Offered With No Onward Chain
- Three Bedroom Semi Detached Home
- Spacious Open-Plan Living & Dining Room
- Modern Shower Room To The First Floor
- Large Integral Garage With Extension Potential
- Conservatory Overlooking The Rear Garden
- Driveway Parking & Private Rear Garden

David Davies Sales & Lettings Agents are delighted to welcome to market this three bedroom semi detached property offered with no onward chain, presenting an excellent opportunity for buyers looking to add their own stamp.

Located in the highly sought-after village of Rainford, this well-proportioned property offers fantastic potential throughout and is ideal for those seeking a home they can modernise and make their own.

The ground floor comprises an entrance porch and hallway, leading into a spacious open-plan living and dining room – a bright, welcoming space perfect for family gatherings. From here, French doors open into a conservatory that overlooks the attractive rear garden, creating a lovely flow of natural light. The fitted kitchen provides access into the large integral garage, which spans the full depth of the property and offers superb potential to extend the kitchen or create a home office or utility room (subject to planning).

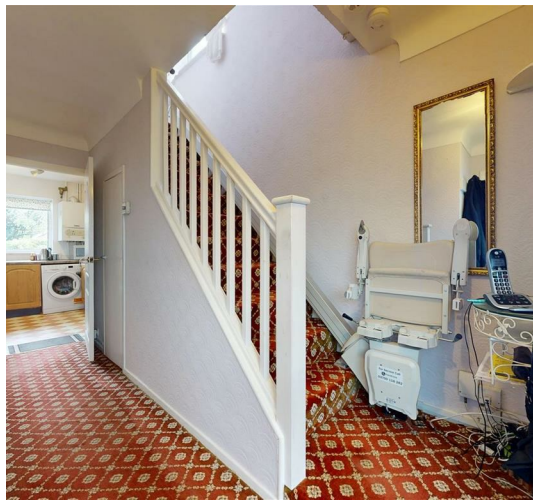
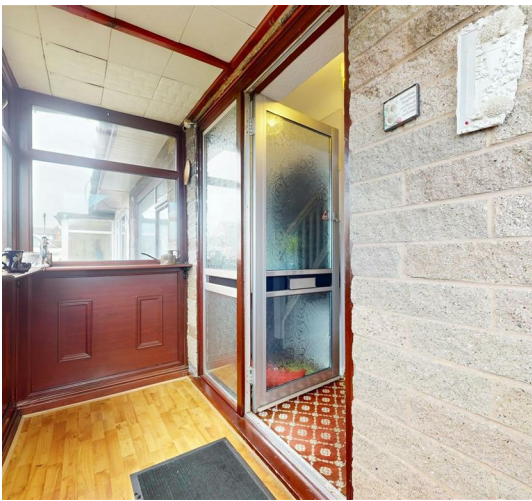
To the first floor, there are three well-proportioned bedrooms and a modern shower room.

Externally, the home benefits from a private rear garden, ideal for relaxing or entertaining, and a driveway to the front providing off-road parking for two vehicles.

Situated in a quiet and popular residential area close to local schools, amenities, and excellent transport links, this property represents a fantastic opportunity for a family or first-time buyer looking to settle in Rainford.

EPC: TBC





Floorplan To Follow



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

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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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