



**79, News Lane, Rainford, WA11 7JY**

**Asking Price £180,000**

*David  
Davies* Collection





## 79, News Lane, Rainford, WA11 7JY

- EPC: D
- Council Tax Band: B - St Helens
- Freehold
- No Onward Chain
- Two Bedroom Semi-Detached Home
- Prime Rainford Junction Location
- Spacious Lounge Through Dining Room
- Scope To Create Open-Plan Kitchen Diner
- Driveway & Detached Garage
- Low-Maintenance Rear Garden

We are delighted to bring to market this lovely two-bedroom semi-detached home located on News Lane in the ever-popular area of Rainford Junction. Offered with 'No Onward Chain', this property presents a fantastic opportunity for a first-time buyer, downsizer, or investor alike.

The property is ideally positioned within walking distance of Rainford Junction Train Station, providing excellent commuter links, and is surrounded by local amenities, countryside walks, and highly regarded schools.

Internally, the accommodation has been well maintained throughout and offers great potential for modernisation. The ground floor comprises an entrance porch, welcoming hallway, and a spacious living room through to dining area, perfect for relaxing or entertaining. To the rear is a generously sized kitchen which could easily be opened up to create a stunning open-plan kitchen diner, should the buyer wish to modernise further.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles and a detached garage. To the rear is a lovely, low-maintenance garden featuring flagged patio areas ideal for outdoor seating and a section of lawn adding greenery and charm.

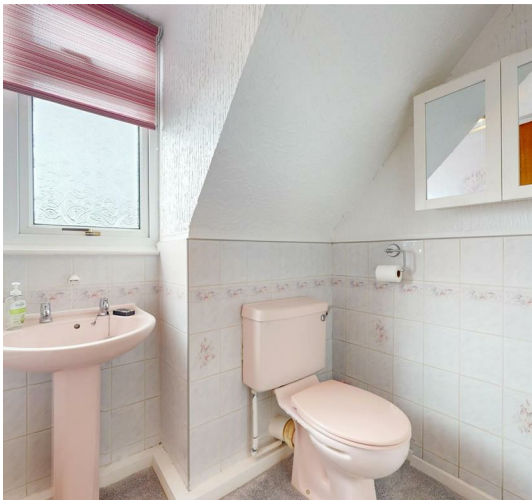
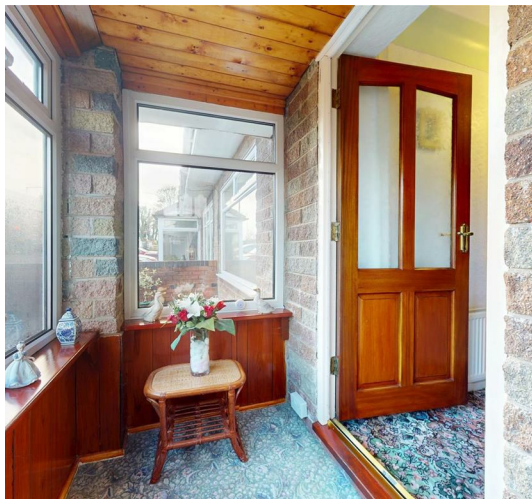
This is a property that offers great potential in a fantastic location, ready for someone to move in and make their own.

- \* Non Standard Construction Steel Frame \*
- \* Probate Has Been Applied For On This Property \*

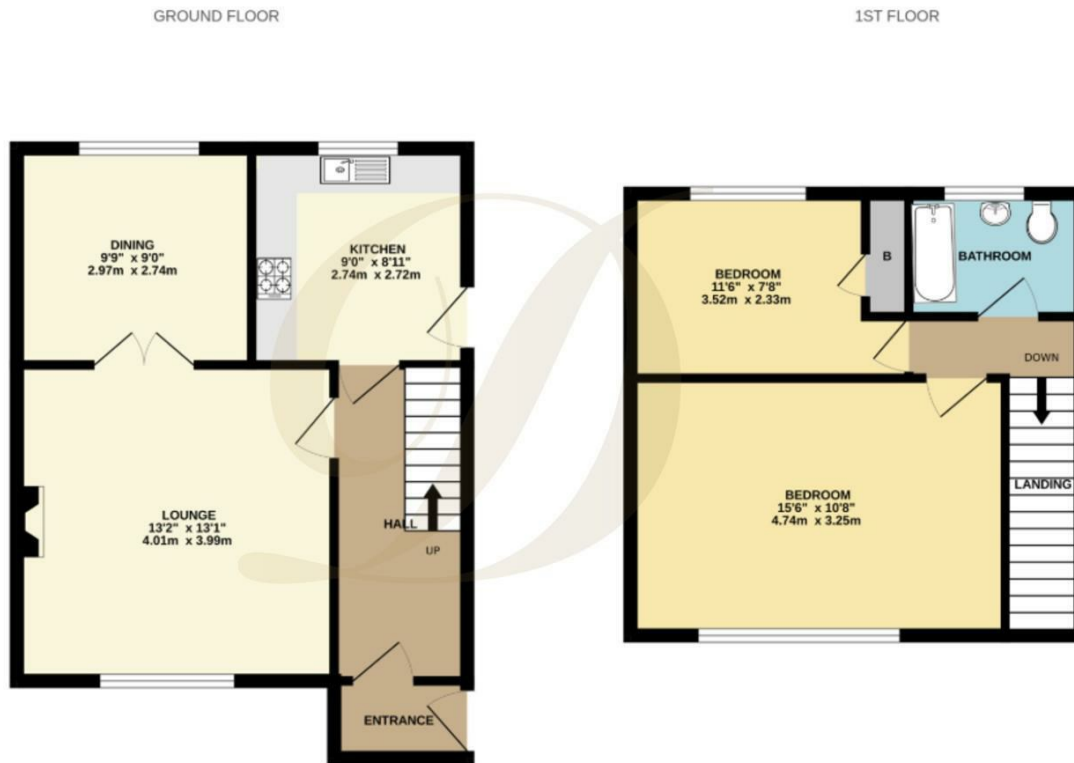
EPC: D











**David Davies**

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*David Davies*

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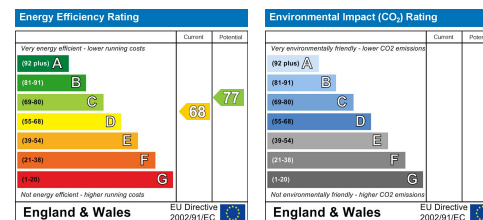
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