



**31, Eagle Crescent, St. Helens, WA11 8BG**

**Asking Price £365,000**

*David  
Davies* Collection





## 31, Eagle Crescent, St. Helens, WA11 8BG

- Extended Semi Detached Property
- EPC: TBC
- Council Tax Band: C
- Freehold
- Full Loft Conversion With Building Regs
- Stunning Open Plan Kitchen/Diner With Bi-folds
- Large Living Room With Log Burner
- Quartz Worktops
- Driveway Parking For Four Cars
- Three Double Bedrooms & Office

We are delighted to bring to market this stunning and immaculately presented three-bedroom freehold semi-detached home, located on the highly sought-after Eagle Crescent in Rainford. Having benefited from a full wraparound extension and a loft conversion, this exceptional property offers spacious, contemporary living finished to an excellent standard throughout.

The property boasts outstanding kerb appeal, with a fully paved driveway providing off-road parking for up to four vehicles. Upon entering, you are welcomed by a spacious entrance hall. To the front is a generous living room featuring a striking log burner as its centrepiece, with high-quality internal double doors allowing the space to be opened up or closed off to create a cosy retreat.

To the rear is the heart of the home: a spectacular open-plan kitchen diner flooded with natural light from multiple skylights and bi-fold doors opening onto the rear decking. The kitchen is beautifully appointed with a wide range of modern units, quartz worktops and a selection of high-quality integrated appliances, making it ideal for both everyday living and entertaining. A separate utility room and ground floor WC adjoin the kitchen, adding further practicality.

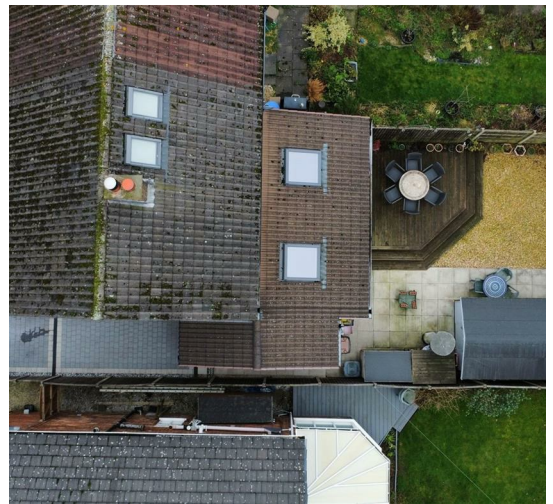
The first floor offers two large double bedrooms and a stylish family bathroom. The original third bedroom is currently used as a home office and provides stair access to the impressive loft conversion. Completed to full building regulations, the loft now offers a spacious double bedroom, creating flexible accommodation ideal for families or guests.

This outstanding home combines style, space and modern design in one of Rainford's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and versatility on offer.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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