



**12, Leyland Road, Rainford, WA11 8HF**

Asking Price £230,000

**David**  
**Davies** *Collection*

## 12, Leyland Road, Rainford, WA11 8HF

- EPC:C
- Council Tax Band:A
- Immaculate Mid Terrace Property
- High Spec Kitchen
- Large Rear Garden WIth Church View
- Freehold
- No Onward Chain
- Renovated Throughout & New Carpets
- Three Good Sized Bedrooms
- Off Road Parking

Offered with 'No Onward Chain' and 'freehold', this immaculate three-bedroom terraced home presents a rare opportunity to acquire a property in the very heart of Rainford, on a road that rarely ever becomes available.

Ideally positioned within the village, it is perfectly suited as a first-time purchase or a turnkey home for those seeking convenience and quality.

The property has been newly decorated throughout with new carpets laid, creating a fresh and modern feel that is truly move-in ready. To the front, the home has been thoughtfully altered to provide off-road driveway parking for two vehicles, a highly desirable feature in this central location.

Internally, the ground floor comprises a welcoming entrance hallway, a comfortable front living room, and a stunning high-specification kitchen fitted with an excellent range of units, quality work surfaces and integrated appliances, offering both style and practicality.

To the first floor are three well-proportioned bedrooms, all generous in size, along with a modern shower room finished to a contemporary standard.

The property also benefits from full fibre broadband to the property, gas central heating via a recently installed boiler, and UPVC double glazing throughout.

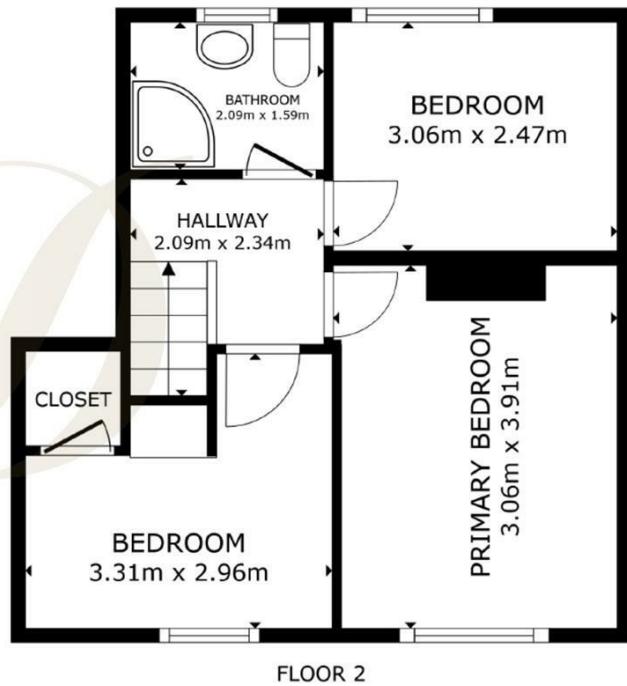
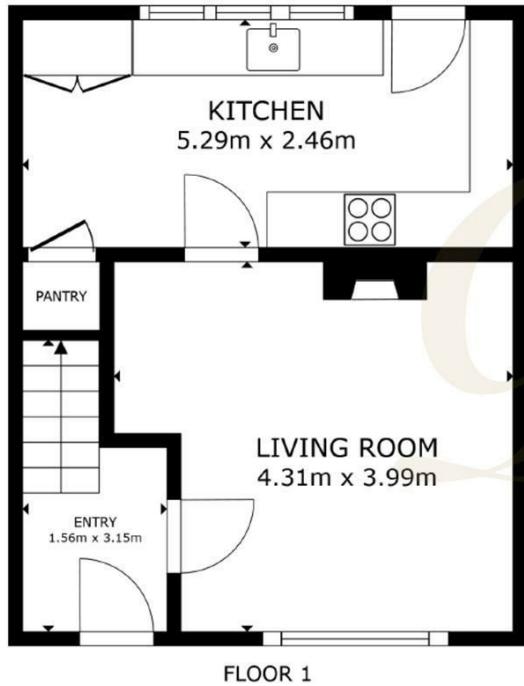
Externally, the home boasts a large private rear garden, featuring a flagged seating area and lawn, with delightful open views towards the church, creating a peaceful and attractive outdoor space ideal for relaxing or entertaining.

With its central village location, excellent presentation and strong specification, this property represents an outstanding opportunity and early viewing is highly recommended.

EPCC







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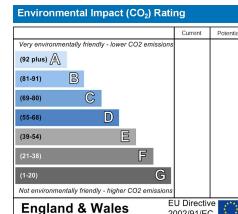
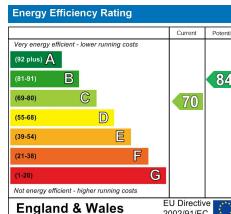
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