



81, Heyes Avenue, St. Helens, WA11 8AP

Offers Over £495,000

*David
Davies* Collection



81, Heyes Avenue, St. Helens, WA11 8AP

- EPC: TBC
- Council Tax Band: E
- Freehold
- Substantial Plot With Large Rear Garden
- No Onward Chain
- Three Bedroom Detached
- Stunning Modern Kitchen With Utility Room
- Three Reception Rooms
- Two Bathrooms
- Driveway Parking

et on one of Rainford’s most prestigious roads, this magnificent extended detached residence presents a rare opportunity to acquire a home with such a substantial plot, offered to the market with no onward chain. The property boasts a stunning contemporary kitchen, creating an excellent foundation for a buyer to further enhance and personalise.

The property enjoys superb kerb appeal and is garden fronted, complemented by a generous driveway providing off-road parking for multiple vehicles. Internally, the ground floor begins with an entrance porch leading into a spacious front living room which has been opened through to the dining room, creating a flowing and sociable layout. From here, doors lead into the impressive extension to the rear overlooking the beautiful garden beyond.

The modern fitted kitchen is a standout feature, finished with quartz worktops, a breakfast bar and integrated appliances, and is further enhanced by a separate utility room. The ground floor accommodation is completed by a contemporary three-piece shower room and access to the integral garage.

To the first floor, the landing leads to three generously proportioned bedrooms, two of which are doubles and benefit from fitted wardrobe space. A modern white three-piece family bathroom completes the upper floor.

Externally, the rear garden is the true highlight of the home. Exceptionally large and private, it extends far back and offers tremendous potential. During the summer months it comes into its own, blossoming beautifully, and provides ample scope to extend the property further or create a truly impressive outdoor living space.

Located in the heart of Rainford, this outstanding home combines space, potential and a highly sought-after setting, making it a unique opportunity rarely seen on the open market.

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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