



**15, Standish Drive, Rainford, WA11 8JY**

**£1,100 PCM**

*David  
Davies* *Collection*



## 15, Standish Drive, Rainford, WA11 8JY

- EPC: C
- Holding Deposit Fee: TBC
- Available Now
- New Kitchen
- Fitted Wardrobes In Double Bedrooms
- Council Tax Band: C
- Three Bedroom Semi Detached
- Freshly Decorated
- New Carpets Laid
- Excellent Location

Set in a highly sought-after location near Rainford Village and Rainford Junction, this charming three-bedroom semi-detached home offers a wonderful blend of comfort, convenience, and family-friendly living.

The property has recently been redecorated and had new carpets laid. On entry, you are welcomed into a bright and spacious lounge/sitting room, ideal for relaxing or hosting guests. The well-appointed kitchen features generous storage and workspace, perfect for busy households or keen home cooks.

Upstairs, the property comprises three well-proportioned bedrooms, each offering a peaceful retreat with space for rest, work or study. The two double bedrooms have large fitted wardrobe. The modern family bathroom is finished with contemporary fittings and neutral décor, creating a relaxing atmosphere.

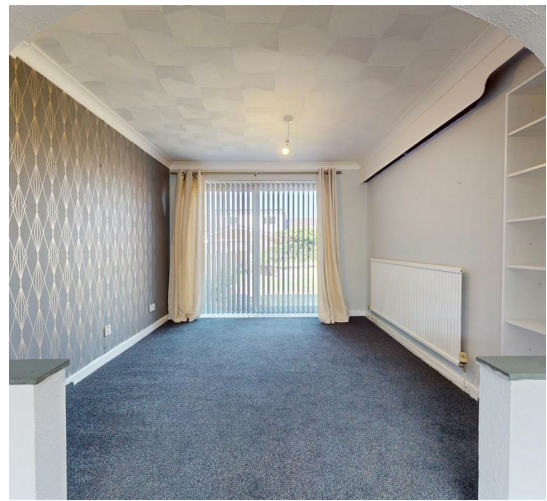
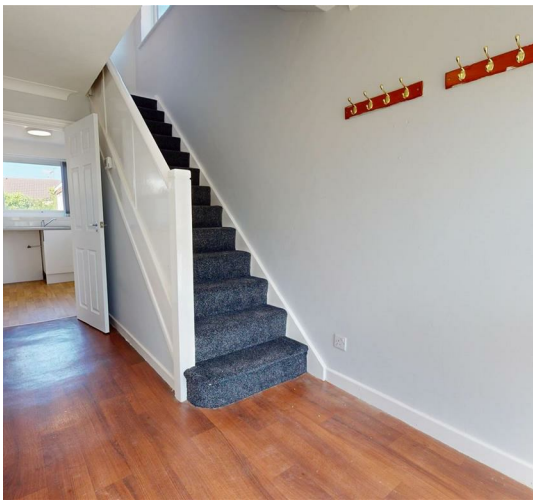
Externally, the home benefits from a private driveway and a detached garage, providing ample parking and useful storage space. The front and rear gardens are both neatly maintained, offering tranquil outdoor areas to enjoy, whether you're entertaining or simply unwinding.

Additional benefits include gas central heating, double glazing, and no onward chain, making for a smoother move. The property is freehold, falls under Council Tax Band C, and holds a C-rated EPC, reflecting its good energy efficiency.

EPC:C





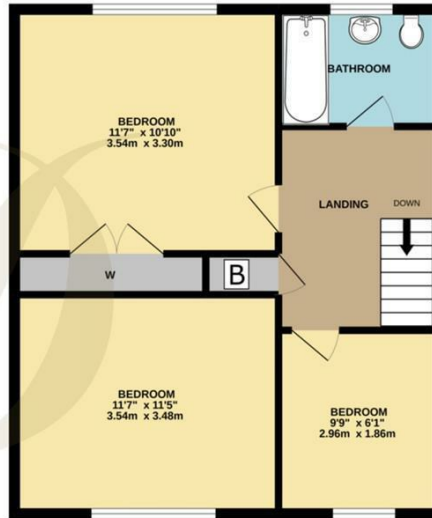




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**David Davies**

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*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

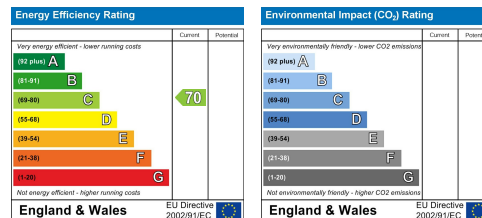
**ALLISONS**

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



**PRS**  
Property Redress Scheme

**THE GUILD**  
PROPERTY PROFESSIONALS

**rightmove**

**onTheMarket.com**

**naea | propertymark**  
PROTECTED

Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**