



80a, Old Lane, Rainford, WA11 8JJ

£450,000

*David
Davies* *Collection*

80a, Old Lane, Rainford, WA11 8JJ

- EPC:D
- Substantial Detached Property
- Six Bedrooms
- Kitchen/Family Room
- Garage Conversion
- FREEHOLD

Rarely does such an opportunity arise to purchase such a substantial property located close to the centre of Rainford village.

Occupying a raised and private position well set back from the road, we are delighted to offer for sale this substantial SIX bedroomed family home, with accommodation arranged over three floors and a prime Rainford village position on the edge of farmland.

The property has UPVC double glazing and gas central heating, the front of the property is mainly lawn with a block paved driveway for five vehicles quite comfortably. There is a brick garage conversion with garden room.

The garden has a large lawn area and patio area leading from the garden room.

Access to Rainford village centre is within close proximity and access to the local primary and secondary schools are extremely close by. Additionally local farmlands walks are within close proximity.

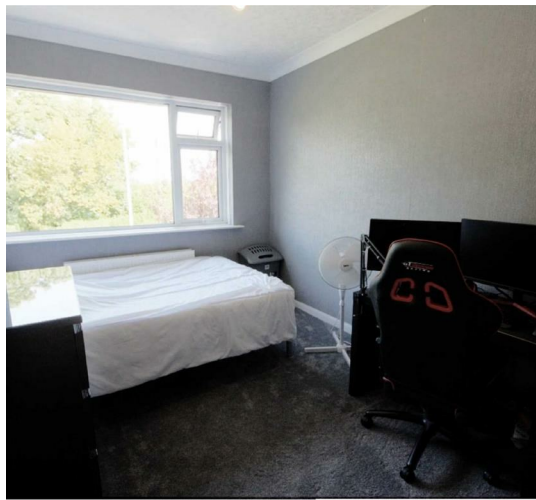
The accommodation briefly comprises: an entrance hallway, spacious lounge, open plan kitchen/ family area including breakfast bar and patio doors leading to the rear garden and an integral garage with ground floor w.c

To the first floor a split level landing leads to five bedrooms. Three of which are doubles with one currently used as an additional lounge and the fifth is currently used as an office. There is also a large four piece family bathroom plus a separate cloaks w.c.

A further flight of stairs leads to the second floor landing with the master bedroom and superb en-suite shower room accessed from here.

EPC:D







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England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs

Very energy efficient - lower running costs	A	92 kWh/m²
Energy efficient	B	81 kWh/m²
Decent	C	69 kWh/m²
Below average	D	55 kWh/m²
Below average	E	45 kWh/m²
Below average	F	31 kWh/m²
Below average	G	17 kWh/m²

Energy Efficiency Rating



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Environmental Impact (CO₂) Rating

Very low environmental impact - lower CO ₂ emissions	A	19 g/kWh
Low environmental impact	B	34 g/kWh
Decent	C	45 g/kWh
Below average	D	55 g/kWh
Below average	E	69 g/kWh
Below average	F	81 g/kWh
Below average	G	92 g/kWh

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