



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

Asking Price £475,000

*David
Davies* *Collection*



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

- Prestigious Heyes Avenue
 - Freehold | Council Tax Band: E | EPC:
 - No Onward Chain
 - Stunning Modern Kitchen With Utility Room
 - Two Bathrooms
- Substantial Plot With Large Rear Garden
 - Three Bedrooms
 - Extended Detached Family Home
 - Three Reception Rooms
 - Driveway Parking

A Rare Opportunity on One of Rainford's Most Prestigious Roads – Exceptional Plot, Stunning Kitchen & Endless Potential

Occupying an exceptional plot on the highly sought-after Heyes Avenue, this substantial extended detached family home combines a prime location, an outstanding rear garden and exciting future potential—all offered with no onward chain.

Behind its attractive frontage lies a beautifully presented home featuring a stunning contemporary kitchen, three versatile reception rooms, two bathrooms and generous bedrooms. However, it is the remarkable rear garden that truly sets this property apart.

Extending far beyond the house, this impressive private plot offers endless possibilities for family living, entertaining, landscaping or further extension (subject to the necessary permissions).

Set back behind a generous driveway providing ample off-road parking and an integral garage, the accommodation comprises an entrance porch, spacious living room opening into the dining room, and an impressive rear reception room overlooking the beautiful garden.

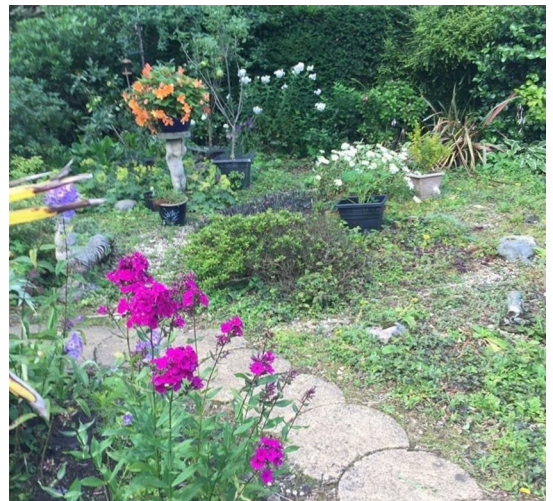
The stunning modern kitchen is fitted with quartz worktops, integrated appliances and a breakfast bar, complemented by a separate utility room and stylish ground floor shower room.

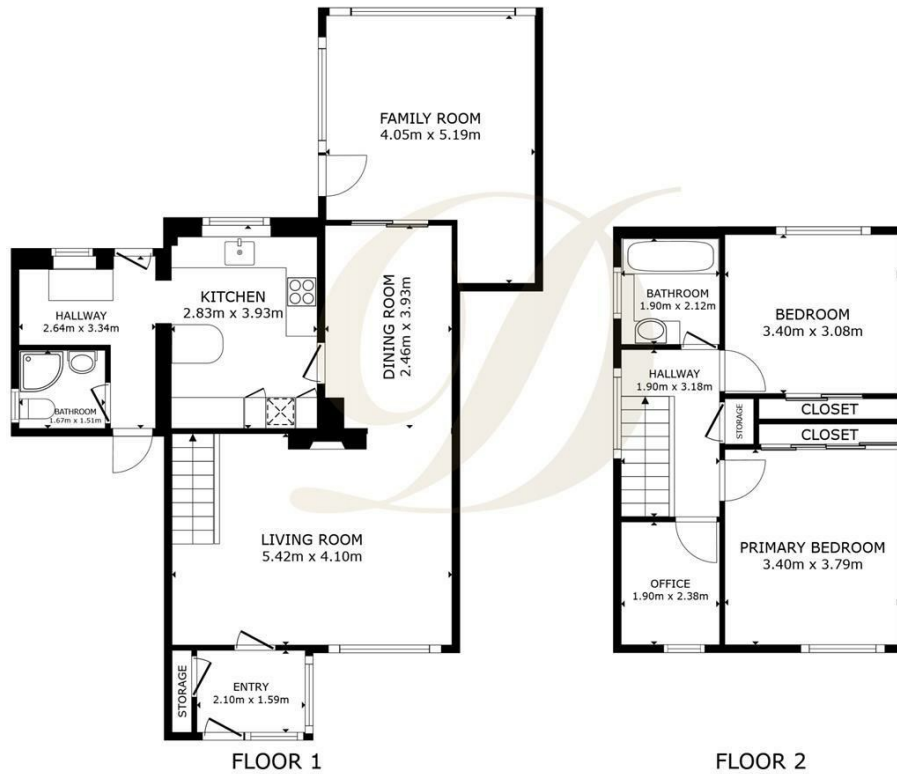
To the first floor are three well-proportioned bedrooms, two with fitted wardrobes, and a contemporary family bathroom.

Outside, the exceptional rear garden offers outstanding privacy and space to enjoy, with exciting potential to extend further (STPP).

Situated in the heart of Rainford, close to excellent schools, local amenities and transport links, this is a rare opportunity to secure a superb family home in one of the village's most desirable locations.







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

