



**69, Parklands, Rainford, WA11 8HY**

Offers Over £395,000

*David  
Davies*  *Collection*



## 69, Parklands, Rainford, WA11 8HY

- EPC: C
- Council Tax Band: E
- No Onward Chain
- Three Reception Rooms
- Driveway Parking & Garage
- Tenure: Freehold
- Four Bedroom Detached Home
- Three Bathrooms
- Private Rear Garden
- Spacious Kitchen With Utility Room

We are delighted to present to the market this charming Tudor-style four-bedroom detached family home, offered as a freehold property with no onward chain, and ideally located in the heart of Rainford Village.

The accommodation briefly comprises a welcoming entrance hallway, leading to a spacious yet cosy front living room featuring a bay window and character fireplace. There is a separate dining room, which flows through to a conservatory, creating a versatile space ideal for both everyday living and entertaining. The ground floor is further complemented by a convenient WC, a generous rear kitchen, and a separate utility room providing space for both a washing machine and tumble dryer.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, while a modern three-piece family bathroom serves the remaining bedrooms.

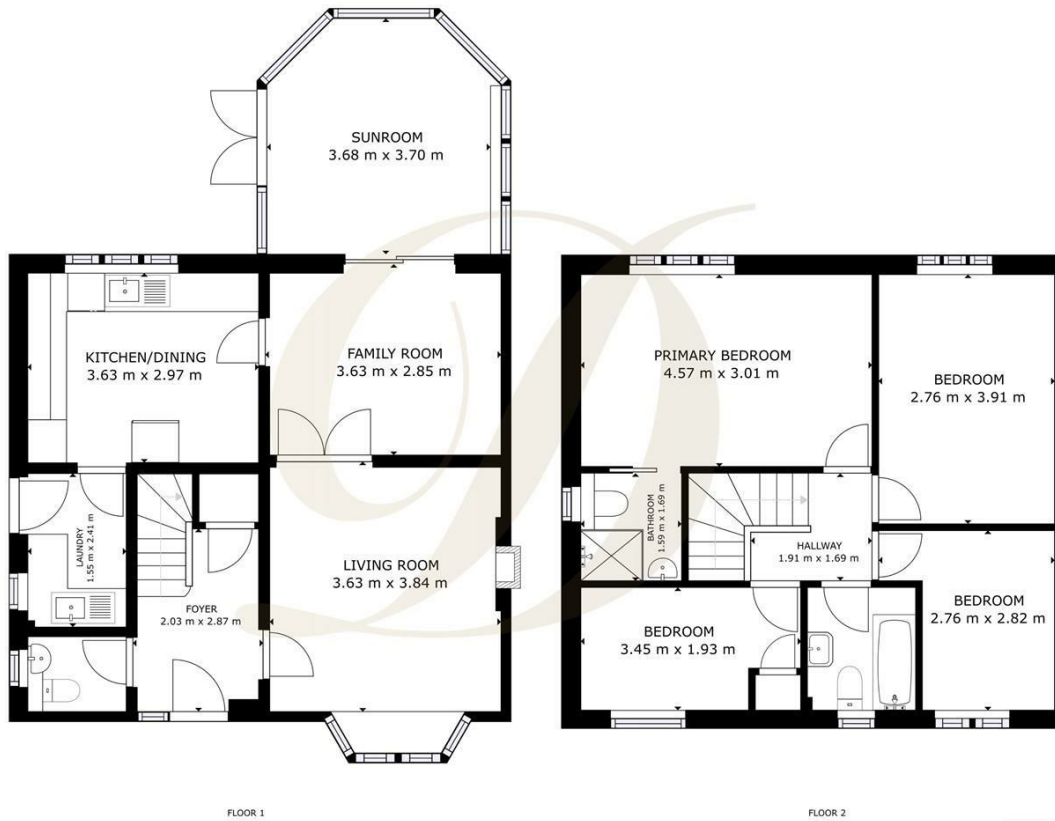
Externally, the property enjoys a private and generously sized rear garden, designed for ease of maintenance and ideal for relaxing or entertaining. The garden also benefits from a pleasant outlook, backing onto Linear Park. An attached brick-built garage provides excellent additional storage or parking.

Further benefits include gas central heating and double glazing throughout. The property is also conveniently positioned for access to a number of well-regarded local schools, making it an ideal choice for families.

EPC: C







GROSS INTERNAL AREA  
 FLOOR 1: 67.22 m<sup>2</sup>, FLOOR 2: 53.89 m<sup>2</sup>  
 TOTAL: 121.11 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

*David Patrick David*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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