



**8, Arley Close, Rainford, WA11 8GQ**

Offers In Excess Of £325,000

*David  
Davies* *Collection*

## 8, Arley Close, Rainford, WA11 8GQ

- EPC: B
- Council Tax Band: D - St Helens
- Freehold
- Stunning Detached Property
- Modern Reception Room
- Open Plan Kitchen With Integrated Appliances & Dining Area
- Family Bathroom | En Suite | Ground Floor W.C
- Three Good Sized Bedrooms
- Private Driveway For Two Vehicles
- Well Maintained Front And Rear Gardens

Situated within the highly sought-after Lords Fold development in Rainford, this impressive modern detached family home offers stylish, spacious, and beautifully presented accommodation throughout. Perfectly suited to modern family life, the property combines contemporary interiors with practical living space and attractive gardens.

The home is entered via a welcoming entrance hallway, providing access to the principal ground floor accommodation and a convenient downstairs WC. To the front of the property is a bright and generously sized living room, creating a comfortable and inviting space to relax.

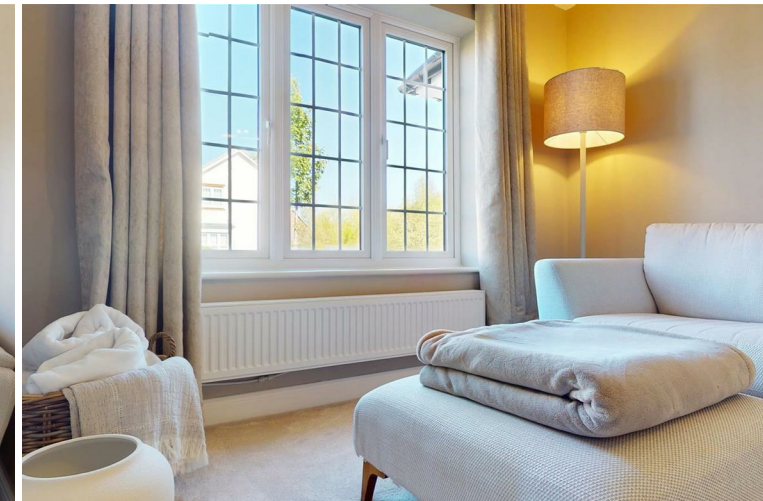
To the rear lies the true heart of the home — a modern open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units and work surfaces, while the dining area offers ample room for family meals and social occasions. Patio doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms, offering flexible accommodation for families, guests, or home working. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

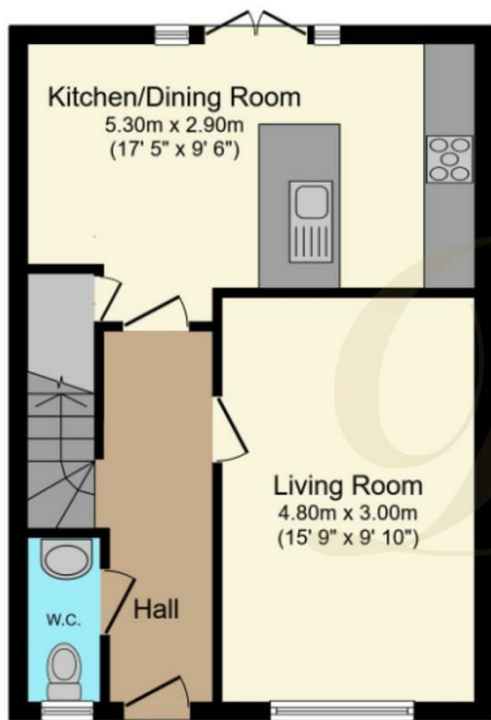
Externally, the property enjoys off-road parking to the front together with attractive front gardens. To the rear is a private and enclosed garden, providing an ideal space for children, pets, outdoor dining, and relaxing in the warmer months.

Located on Arley Close, within the ever-popular Lords Fold area, the property is conveniently positioned close to local amenities, reputable schools, and excellent transport links, offering easy access to Rainford village and surrounding areas

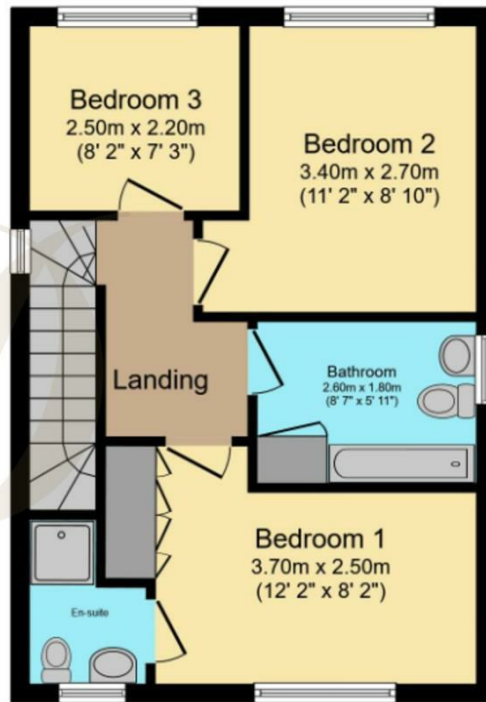
EPC: B







**Ground Floor**



**First Floor**



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 Davies*

