



112, Beech Gardens, Rainford, WA11 8EB

£265,000

David
Davies *D*
Collection

112, Beech Gardens, Rainford, WA11 8EB

- EPC: TBC
- Council Tax Band:- C - St Helens
- Freehold
- Semi Detached Property
- Three Bedrooms
- Immaculately Presented Throughout
- Living Room Through Dining Room
- Modern Kitchen & Bathroom
- Driveways Parking
- Rear Garden & Detached Garage

Situated in the heart of Rainford, this stunning three-bedroom semi-detached home is immaculately presented throughout and has been modernised to a high standard, making it completely move-in ready. Homes of this quality and condition in such a central village location are rarely available and are sure to attract strong interest.

The property boasts excellent kerb appeal, being garden fronted with a driveway providing off-road parking for multiple vehicles, which leads to a single detached garage benefitting from an electric supply and an electric remote-controlled garage door. This offers secure parking or useful additional storage.

Upon entering, you are welcomed by an entrance porch which leads into a bright and inviting hallway. The ground floor offers a spacious open-plan living room through dining room, creating a fantastic space for both everyday family life and entertaining. This flows seamlessly into the modern fitted kitchen, which features ample cupboard space and a range of integrated appliances, finished with clean lines and contemporary styling.

To the first floor, the landing provides access to three well-proportioned bedrooms, all presented in immaculate condition, along with a modern family bathroom fitted with a stylish suite.

Externally, the rear garden is a real delight, offering a flagged patio seating area ideal for outdoor dining, which leads up to a raised lawn with beautifully stocked flower beds and mature shrubs, creating a peaceful and attractive outdoor space.

This exceptional home combines modern living with a prime village location, close to local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate the quality and setting of this impressive property.

EPC: TBC





Floorplan To Follow



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



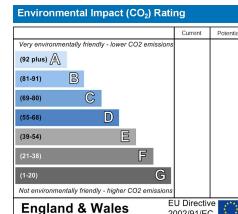
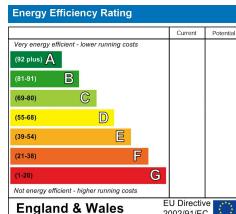
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make 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.



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.



Information on tenant permitted fee's can be accessed via the link below
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