



**112, Beech Gardens, Rainford, WA11 8EB**

**£265,000**

*David  
Davies* *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.

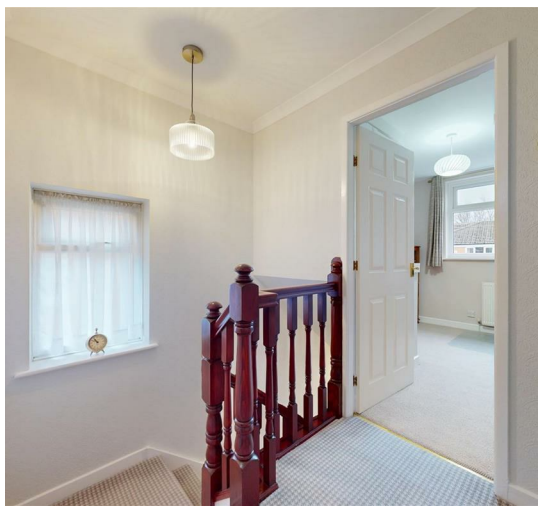
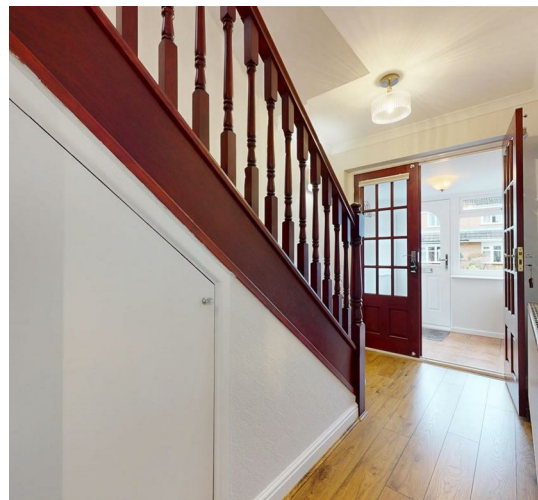
Externally, the rear garden is a real delight, offering a flagged patio seating area ideal for outdoor dining, which leads up to a raised lawn with beautifully stocked flower beds and mature shrubs, creating a peaceful and attractive outdoor space.

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.

*David Davies*

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

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

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