



**46, Stanley Avenue, Rainford, WA11 8HU**

**Offers Over £200,000**

*David  
Davies* *Collection*





## 46, Stanley Avenue, Rainford, WA11 8HU

- EPC: TBC
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Extended Semi Detached Property
- Potential To Create Open Plan Living
- Three Bedrooms
- Low Maintenance Rear Garden
- Excellent Rainford Location
- Off Road Parking

Situated within the highly sought-after village of Rainford, this extended three-bedroom semi-detached home on Stanley Avenue presents an exceptional opportunity for buyers looking to undertake a project and create a modern family home tailored to their own taste and style. Offered with no onward chain, the property provides a fantastic chance to secure a home in one of the area's most desirable locations.

Boasting attractive kerb appeal, the property is set back with a generous driveway providing ample off-road parking, along with access to a garage ideal for storage.

Internally, the home has been extended to create an excellent and spacious floorplan, offering tremendous scope to reconfigure into a stunning open-plan contemporary living space. The ground floor comprises a welcoming entrance hallway leading into a large open-plan living room, which flows seamlessly through to the dining area and kitchen. This expansive layout provides a strong foundation for modernisation and open-plan living. A separate utility space adds practicality, and there is internal access to the garage for further convenience.

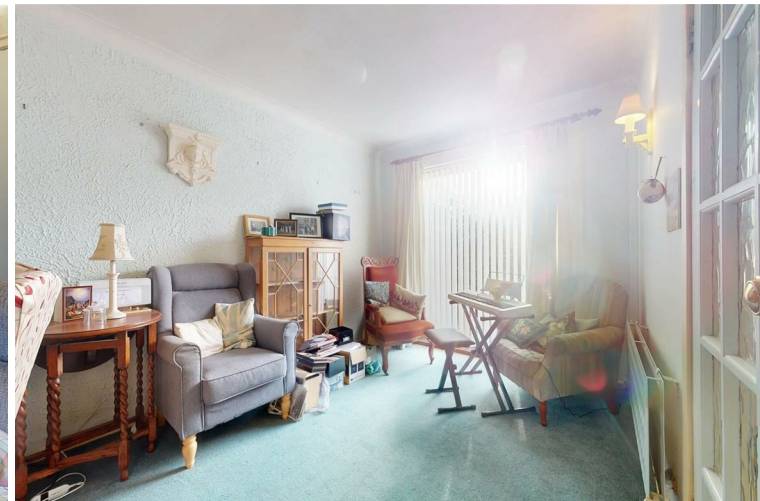
To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for families or those looking to add value.

Externally, the rear garden is designed for ease of maintenance, providing a pleasant and private outdoor space perfect for relaxing during the summer months.

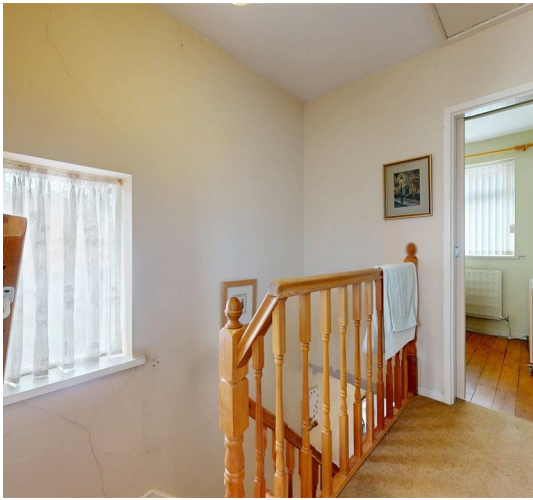
With its generous proportions, extension potential and prime Rainford location, this property represents an exciting investment opportunity for those eager to create a truly special home. Early viewing is highly recommended to appreciate the potential on offer.

\*Probate has been applied for \*

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

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