



**33, Standish Drive, Rainford, WA11 8JY**

**£325,000**

*David  
Davies* **D** *Collection*



### 33, Standish Drive, Rainford, WA11 8JY

- EPC: D
- Council Tax Band: D - St Helens
- Freehold
- No Onward Chain
- Extended Semi Detached Property
- Three Bedrooms Plus Loft Conversion
- Three Reception Rooms
- Ground Floor WC & Utility
- Gardens To Front And Rear
- Driveway For Two Cars

Offered with 'No Onward Chain' and on a freehold basis, this stunning extended three-bedroom semi-detached home on Standish Drive presents an exceptional opportunity within the highly desirable village of Rainford. Beautifully modernised throughout, the property spans three floors and offers a spacious, versatile layout ideal for modern family living.

Set back from the road, the home boasts impressive kerb appeal with a garden-fronted aspect and a substantial driveway providing off-road parking for multiple vehicles.

Internally, a welcoming entrance hallway leads into a spacious front living room, finished to a high standard and filled with natural light. To the rear, the property opens into a contemporary fitted kitchen, dining area and conservatory, all flowing seamlessly together to create an excellent open-plan feel — perfect for both everyday living and entertaining. The ground floor is further enhanced by a practical utility space, a convenient WC, and additional storage retained from the garage conversion.

To the first floor, the landing provides access to three bedrooms, including two well-proportioned doubles and a generous single bedroom, ideal as a child's room or home office for remote working. A stunning modern family bathroom completes this level.

A staircase from the landing leads to the impressive loft conversion, currently utilised as a spacious double bedroom. With only minor adjustments required to meet building regulations, this space offers the potential to be formally recognised as a fourth bedroom, further enhancing the property's appeal and value.

Externally, the rear garden is designed for low maintenance and features both flagged and decked seating areas, providing an ideal space for relaxing or entertaining during the warmer months.

Combining space, style and flexibility, this superb home offers modern living in a prime Rainford location. Early viewing is highly recommended to fully appreciate all that is on offer.

EPC: D





# 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 Patrick Davis*

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.

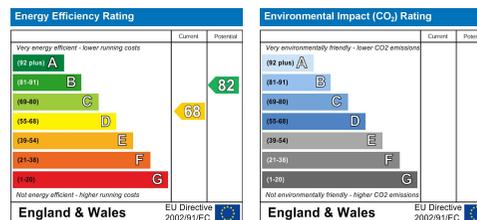


For life's meaningful moments

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](http://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**