



81, Heyes Avenue, St. Helens, WA11 8AP

Offers Over £495,000

*David
Davies* Collection



81, Heyes Avenue, St. Helens, WA11 8AP

- EPC: TBC
- Council Tax Band: E
- Freehold
- Substantial Plot With Large Rear Garden
- No Onward Chain
- Three Bedroom Detached
- Stunning Modern Kitchen With Utility Room
- Three Reception Rooms
- Two Bathrooms
- Driveway Parking

et on one of Rainford's most prestigious roads, this magnificent extended detached residence presents a rare opportunity to acquire a home with such a substantial plot, offered to the market with no onward chain. The property boasts a stunning contemporary kitchen, creating an excellent foundation for a buyer to further enhance and personalise.

The property enjoys superb kerb appeal and is garden fronted, complemented by a generous driveway providing off-road parking for multiple vehicles. Internally, the ground floor begins with an entrance porch leading into a spacious front living room which has been opened through to the dining room, creating a flowing and sociable layout. From here, doors lead into the impressive extension to the rear overlooking the beautiful garden beyond.

The modern fitted kitchen is a standout feature, finished with quartz worktops, a breakfast bar and integrated appliances, and is further enhanced by a separate utility room. The ground floor accommodation is completed by a contemporary three-piece shower room and access to the integral garage.

To the first floor, the landing leads to three generously proportioned bedrooms, two of which are doubles and benefit from fitted wardrobe space. A modern white three-piece family bathroom completes the upper floor.

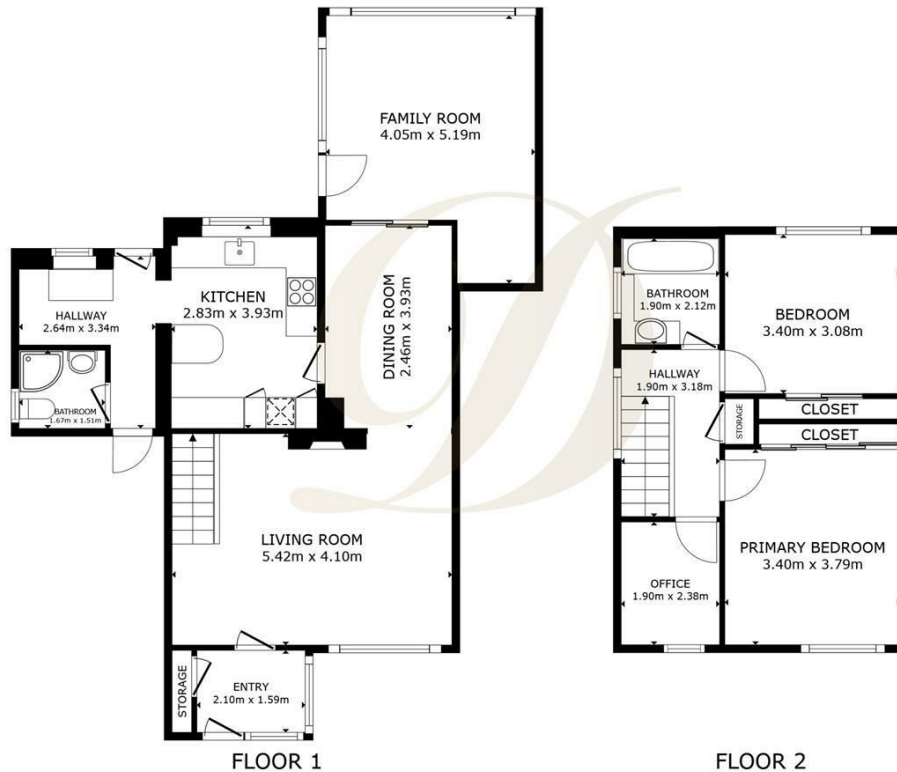
Externally, the rear garden is the true highlight of the home. Exceptionally large and private, it extends far back and offers tremendous potential. During the summer months it comes into its own, blossoming beautifully, and provides ample scope to extend the property further or create a truly impressive outdoor living space.

Located in the heart of Rainford, this outstanding home combines space, potential and a highly sought-after setting, making it a unique opportunity rarely seen on the open market.

EPC: TBC







David Davies

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

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.

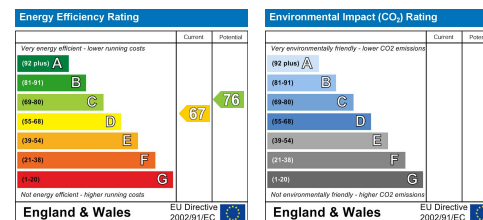
ALLISONS

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.

For life's meaningful moments



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

