



37, Rookery Drive, Rainford, WA11 8BB

£244,950

*David
Davies* *Collection*

37, Rookery Drive, Rainford, WA11 8BB

- EPC: C
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Extended Semi Detached Bungalow
- Two Double Bedrooms Plus Loft Room
- New Boiler Approx. 18 Months Ago
- New Roof Approx. 3 Years Ago
- Private Rear Garden
- Driveway Parking With Garage

Ideally positioned within the highly sought-after village of Rainford, this well-presented semi-detached bungalow on Rookery Drive offers an excellent opportunity for a range of buyers. Available with 'No Onward Chain', the property is ready for immediate occupation and provides excellent scope for personalisation.

The accommodation is thoughtfully arranged, comprising a welcoming main living space and three versatile rooms, allowing the property to be utilised either as a three-bedroom bungalow with one reception room, or alternatively as a two-bedroom home with two reception rooms, depending on individual requirements.

The property benefits from a modern heating system and UPVC double glazing throughout, ensuring comfort and energy efficiency. While well maintained, the interior presents a blank canvas for buyers wishing to tailor the space to their own style.

Externally, the property enjoys a private rear garden which is not overlooked and features direct gated access onto the Linear, offering excellent opportunities for walking and outdoor enjoyment. To the front, there is ample off-road parking for multiple vehicles via a long driveway, along with a detached garage.

Conveniently located within easy reach of Rainford village centre, the property benefits from access to a range of local amenities, transport links, and community facilities.

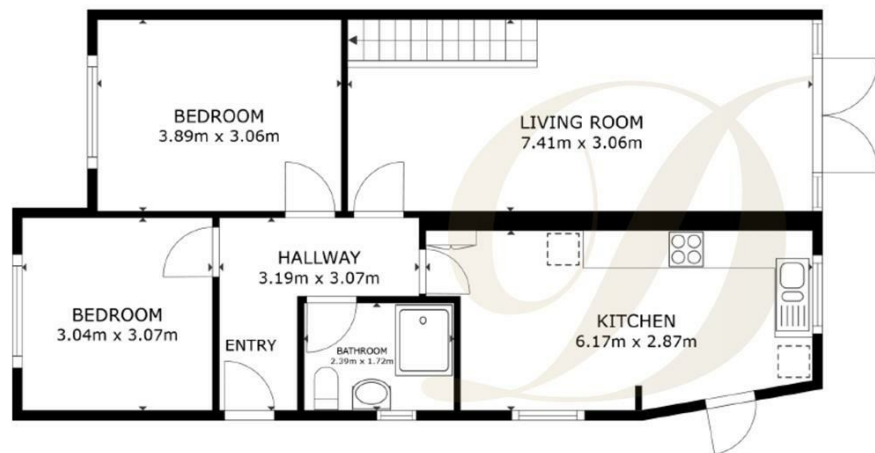
This well-extended bungalow combines a peaceful village setting with flexible living accommodation and excellent potential, making it a superb opportunity not to be missed.

****Probate Has Been Granted****

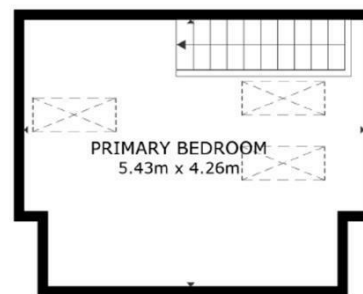
EPC: C







FLOOR 1



FLOOR 2

David Davies

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David Davies

