



73, Rookery Drive, Rainford, WA11 8BA

£230,000

*David
Davies* *Collection*

73, Rookery Drive, Rainford, WA11 8BA

- EPC: TBC
- Council Tax Band: C - St Helens
- Leasehold - 931 Years Remaining
- No Onward Chain
- Extended Semi-Detached Bungalow
- Full-Width Rear Extension
- Two Generous Double Bedrooms
- Backs Onto Linear Park
- Long Driveway Parking & Detached Garage
- Sought-After Rainford Location

David Davies Sales & Lettings Agent are delighted to present this well-proportioned two-bedroom semi-detached bungalow, ideally positioned within the highly sought-after village of Rainford. Offered to the market with no onward chain, this attractive home provides an excellent opportunity for a variety of buyers, with the added benefit of generous living space and excellent scope for personalisation.

The accommodation begins with a welcoming entrance hallway leading into a comfortable living room and well-appointed kitchen, both of which provide access to the impressive full-width rear extension. Currently utilised as an additional sitting room, this bright and versatile space enjoys pleasant views over the rear garden and provides an excellent area for relaxing or entertaining.

The accommodation is completed by two generous double bedrooms and a family bathroom.

The property benefits from a modern heating system and UPVC double glazing throughout, whilst the neutral presentation provides an excellent blank canvas for those looking to add their own style and personal touches.

Externally, the property enjoys a particularly attractive and private rear garden, which is not directly overlooked and backs onto the picturesque Linear Park. This provides a wonderful outlook and immediate access to extensive walking routes and green open spaces. To the front, a long driveway provides ample off-road parking for multiple vehicles and leads to a detached garage, offering excellent additional storage.

The property is conveniently located within easy reach of Rainford Village, with its excellent range of shops, cafés, schools, pubs and everyday amenities, together with good transport links.

Combining generous accommodation, a substantial rear extension, excellent parking and a highly desirable location, this superb bungalow represents an exciting opportunity and is offered with no onward chain.

EPC: TBC

* Probate Has Been Granted *





Floorplan To Follow




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 Patrick Davies

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	