



**8, Mill Lane, Rainford, WA11 8LW**

**£230,000**

*David  
Davies*  *Collection*



## 8, Mill Lane, Rainford, WA11 8LW

- EPC:D
- Council Tax Band: C
- Freehold
- Semi Detached Property
- Open Plan Lounge | Kitchen | Dining Area
- Conservatory
- Three Bedrooms Two Of Which Are Doubles
- Backing Onto Woodlands
- Good Sized Rear Garden
- Driveway For Two Vehicles

Located within the desirable and ever-popular 'The Potteries' development in Rainford, this beautifully presented three-bedroom home offers an excellent opportunity for those looking to take their first step into the Rainford property market—at a price point that remains competitive when compared to more central village properties.

This modern, stylish home is in turn-key condition, allowing its next owner to simply move in and enjoy, with no renovation or cosmetic work required.

The exterior boasts off-road parking for two vehicles, convenient side access to the rear, and a well-maintained, private rear garden, mostly laid to lawn with a perimeter path. A standout feature is the woodland backdrop, offering a peaceful and scenic setting.

Internally, the property opens with a welcoming porch leading into the original hallway. From here, you'll find a tastefully decorated lounge complete with solid oak flooring and a feature fireplace with oak mantel and hearth, creating a warm and inviting focal point.

The lounge flows seamlessly into a contemporary open-plan kitchen and dining area, featuring elegant cream Shaker-style units, composite worktops, and a breakfast bar—perfect for both casual dining and entertaining. Beyond the dining area is a spacious conservatory, providing a versatile additional living space that can easily serve as a home office, playroom, or sunroom.

The first floor comprises three well-proportioned bedrooms, including two generous doubles. The modern family bathroom is fitted with a classic three-piece white suite and an over-bath shower.

This home effortlessly combines style, functionality, and a sought-after location, making it a fantastic purchase for first-time buyers, young families, or downsizers alike. Early viewing is highly recommended.

EPC:D







**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 David*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 63, Potential 75

Environmental Impact (CO<sub>2</sub>) Rating: Current D, Potential A