



**37, Rookery Drive, Rainford, WA11 8BB**

**£255,000**

*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
- New Roof Approx. 3 Years Ago
- New Boiler Approx. 18 Months Ago
- Two Double Bedrooms Plus Loft Room
- 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.

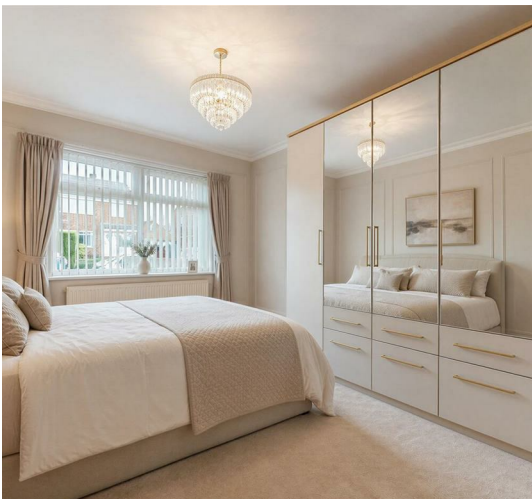
Externally, the property enjoys a private rear garden which is not overlooked and features direct gated access onto the Linear, offering excellent opportunities for walking and outdoor enjoyment. To the front, there is ample off-road parking for multiple vehicles via a long driveway, along with a detached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

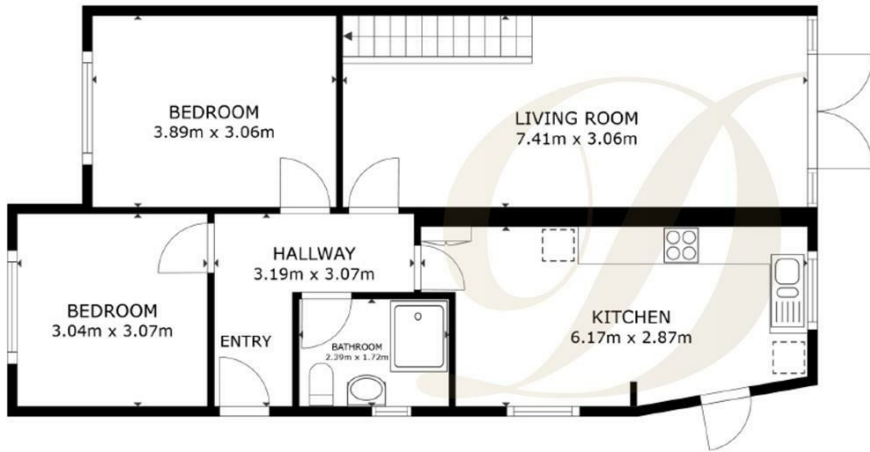
Conveniently located within easy reach of Rainford village centre, the property benefits from access to a range of local amenities, transport links, and community facilities.

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.

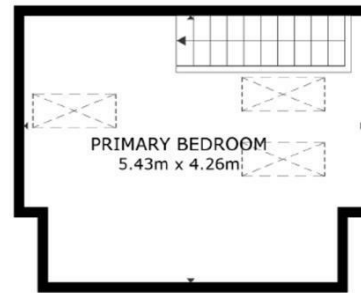
EPC: C







FLOOR 1



FLOOR 2

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul 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			