



8 Lovat Avenue, Higher Lane, St. Helens, WA11 8BH

£2,500 PCM

*David
Davies* **D** *Collection*



8 Lovat Avenue, Higher Lane, St. Helens, WA11 8RH

- EPC: A
- Holding Deposit Fee:
- Never Been Lived In
- Four Bathrooms
- Newly Carpeted Throughout
- Council Tax Band: E
- Brand New Build In Rainford
- Four Bedroom Detached
- Large Open Plan Kitchen Diner
- Driveway Parking

We are delighted to welcome to the rental market, this immaculately presented four-bedroom detached new-build home is located on a sought-after development in the heart of Rainford and has never been lived in, offering tenants the rare opportunity to enjoy a brand-new property.

The home boasts excellent kerb appeal with a two-car driveway to the front. Internally, the ground floor comprises a welcoming entrance hallway, two front reception rooms providing flexible living space, and a convenient ground floor WC. To the rear is a large modern kitchen diner, finished to a high specification, with French doors opening onto the rear garden, creating a bright and sociable living area. The ground floor is further complemented by a separate utility room.

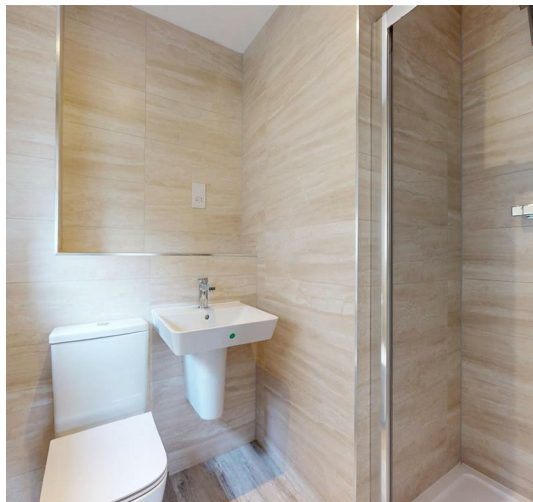
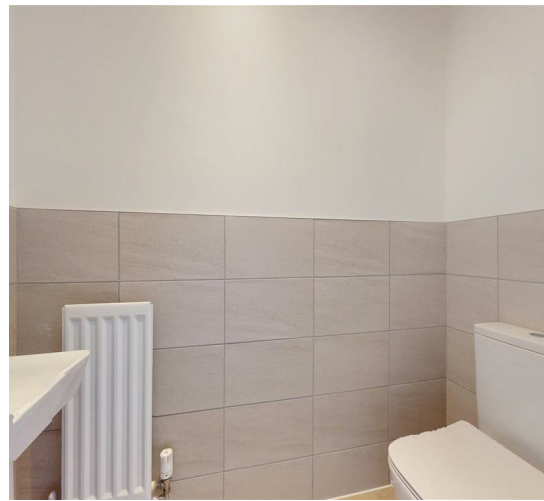
To the first floor, the landing provides access to four spacious bedrooms, two of which benefit from modern en-suite shower rooms. The principal bedroom is particularly impressive, featuring stunning walk-in wardrobes. A contemporary family bathroom serves the remaining bedrooms.

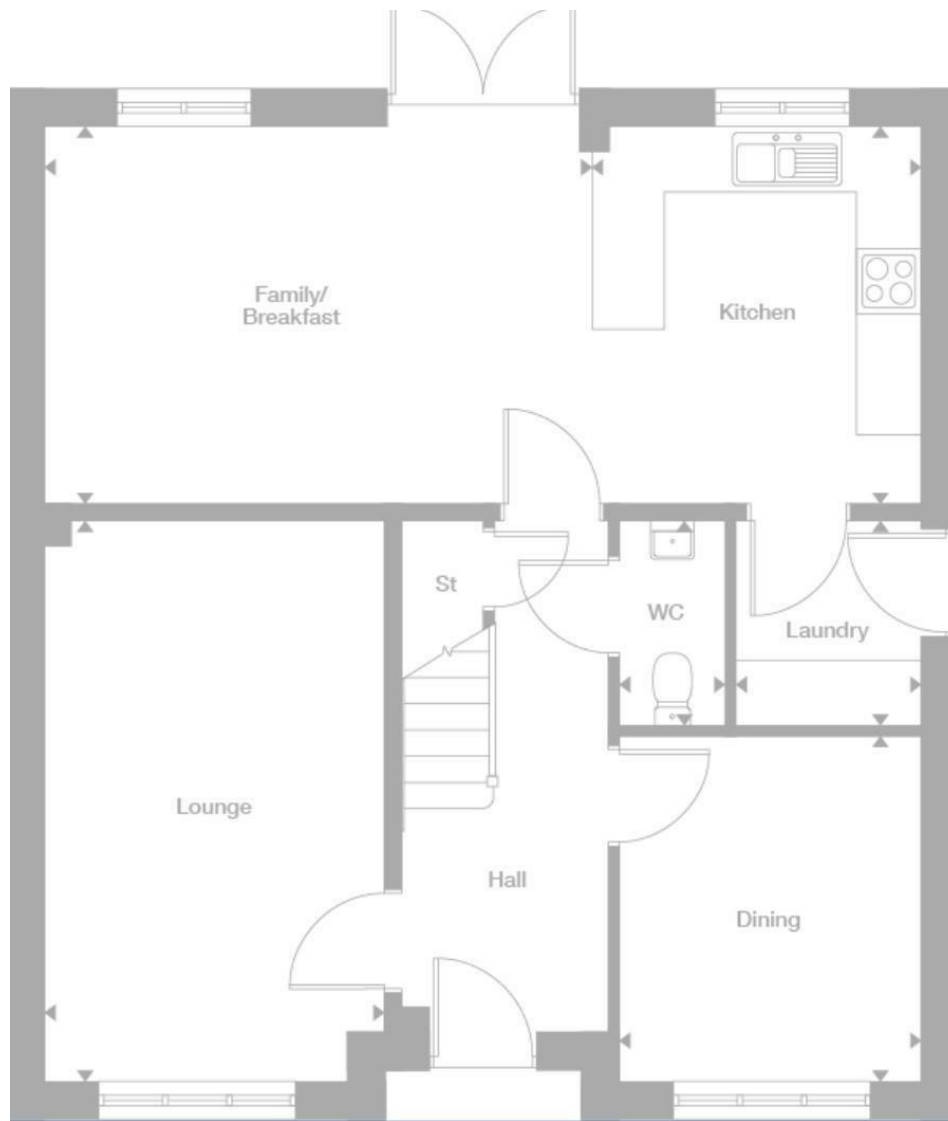
Externally, the property offers a rear garden with a flagged patio area and lawn, ideal for outdoor enjoyment. The home also benefits from a detached garage, providing additional storage or parking.

This brand-new, high-specification home offers spacious accommodation in a desirable location and is expected to generate significant interest. Early enquiry is highly recommended.

EPC: A







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David Paul Davis

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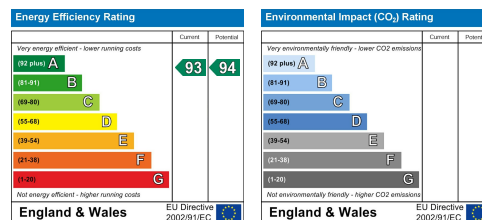
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Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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