



15, Standish Drive, Rainford, WA11 8JY

£260,000

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



15, Standish Drive, Rainford, WA11 8JY

- EPC: C
- Freehold
- Semi Detached Property
- Newly Fitted Kitchen With Integrated Appliances
- First Floor Family Bathroom
- Council Tax Band: C
- No Onward Chain
- Two Good Sized Reception Rooms
- Three Bedrooms - Fitted Wardrobes In Double Bedrooms
- Private Driveway With Garage

Set in a highly sought-after location near Rainford Village and Rainford Junction, this charming three-bedroom semi-detached home offers a wonderful blend of comfort, convenience, and family-friendly living with 'No Onward Chain.'

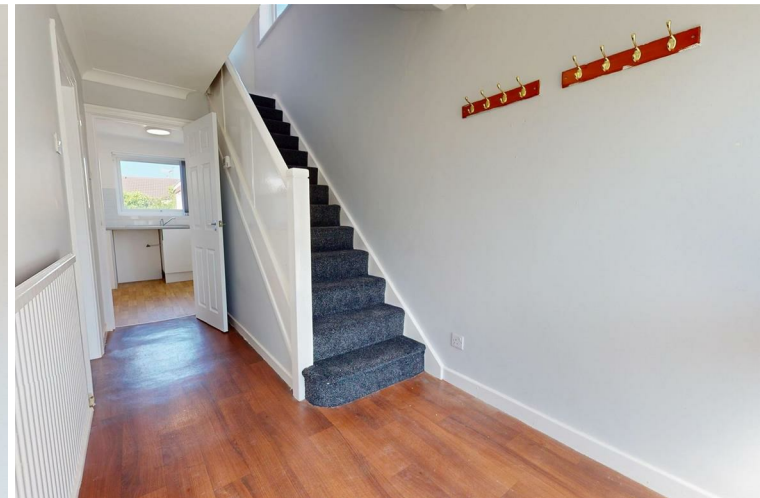
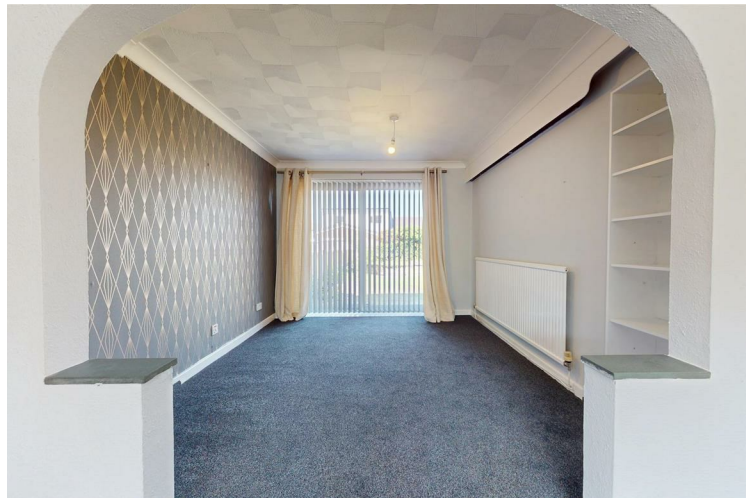
On entry, you are welcomed into a bright and spacious lounge/sitting room, ideal for relaxing or hosting guests. The well-appointed kitchen features generous storage and workspace, perfect for busy households or keen home cooks.

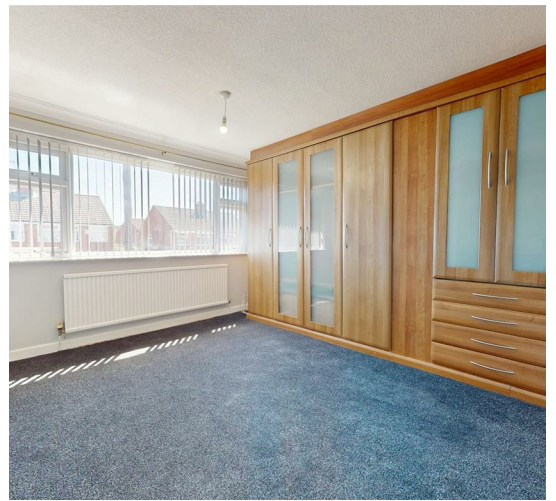
To the first floor, the property comprises three well-proportioned bedrooms, each offering a peaceful retreat with space for rest, work or study. The two double bedrooms have large fitted wardrobe. The modern family bathroom is finished with contemporary fittings and neutral décor, creating a relaxing atmosphere.

Externally, the home benefits from a private driveway and a detached garage, providing ample parking and useful storage space. The front and rear gardens are both neatly maintained, offering tranquil outdoor areas to enjoy, whether you're entertaining or simply unwinding.

Additional benefits include gas central heating, double glazing, and no onward chain, making for a smoother move. The property is freehold, falls under Council Tax Band C, and holds a C-rated EPC, reflecting its good energy efficiency.

EPC:C

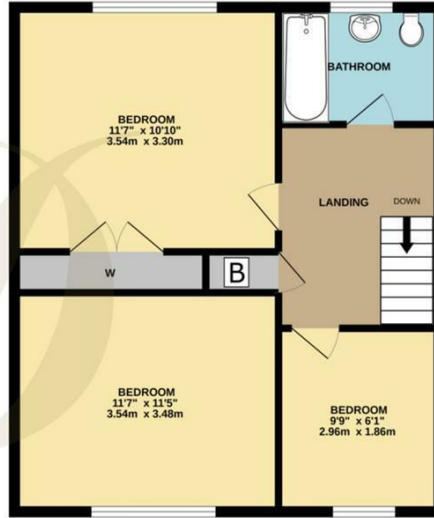




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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David Patrick Davies

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	