



8, Standish Drive, Rainford, WA11 8JY

£260,000

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

8, Standish Drive, Rainford, WA11 8JY

- EPC: TBC
- Council Tax Band: C - St Helens
- Modern Fitted Kitchen (2024)
- Three Bedrooms
- Modern Shower Room
- Tenure: TBC
- Extended Semi Detached Property
- L-Shaped Open Plan Kitchen Diner
- Utility Room & Ground Floor WC
- Driveway Parking & Spacious Garage

Occupying a sought-after position within the ever-popular village of Rainford, this beautifully presented and thoughtfully extended three-bedroom semi-detached property offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

Boasting excellent kerb appeal, the property is set back from the road with a generous driveway providing off-road parking for two vehicles, alongside access to the spacious garage, offering additional storage and practicality.

Upon entering, you are welcomed into a bright and inviting home. The ground floor accommodation centres around a substantial living room, providing a comfortable and relaxing space for the whole family. This flows seamlessly into the impressive L-shaped open-plan kitchen and dining area, creating the true heart of the home. Fitted just two years ago, the contemporary kitchen features a range of quality integrated appliances, stylish cabinetry, and ample workspace, making it ideal for both everyday living and entertaining.

The extension has further enhanced the accommodation with the addition of a separate utility room and a convenient ground floor WC, created through the partial conversion of the garage, providing valuable additional space for modern family life.

To the first floor, the landing gives access to three well-proportioned bedrooms and a beautifully appointed modern shower room, finished to a high standard.

Externally, the property continues to impress with a private rear garden designed for enjoyment throughout the seasons. A covered canopy seating area creates the perfect setting for outdoor dining, entertaining, or simply relaxing regardless of the weather, whilst the remainder of the garden offers a secure and peaceful outdoor space for families and guests alike.

Situated within easy reach of highly regarded schools, local amenities, transport links, and the charming village centre of Rainford.

EPC: TBC



Floorplan To Follow





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 Davis

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	