



**100b, St. Helens Road, Rainford, WA11 7QP**

Asking Price £450,000

*David  
Davies* *Collection*



# 100b, St. Helens Road, Rainford, WA11 7QP

- EPC: D
- Council Tax Band: D
- Leasehold
- Extended Three-Bedroom Semi-Detached Home
- Popular Rainford Location
- Open-Plan Living With Bi-Fold Doors
- Snug / Potential Fourth Bedroom
- Luxury Family Bathroom
- Gated Driveway For Four Vehicles
- Private Rear Garden With Bar

This impressive and substantially extended three-bedroom semi-detached residence is situated in the highly desirable area of St Helens Road, Rainford, offering excellent access to reputable local schools and convenient transport links.

The property has been thoughtfully designed to provide generous and versatile living accommodation, highlighted by a superb open-plan kitchen, dining, and living area. This space is flooded with natural light and features bi-folding doors that seamlessly connect the interior to the rear garden, creating an ideal environment for both everyday living and entertaining. There is also underfloor heating here.

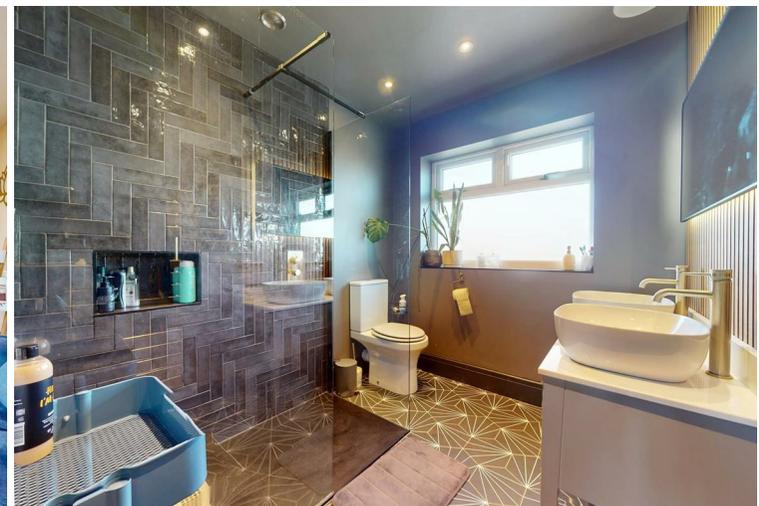
Further enhancing the home are a range of modern features, including integrated WiFi speakers throughout, a dedicated utility room complete with a practical dog shower, and a convenient ground floor W/C. In addition, the property benefits from a separate snug lounge with a stunning bay fronted window, providing a more intimate living space, which is currently being utilised as a fourth bedroom, offering excellent flexibility.

To the first floor are three well-proportioned bedrooms, with the rear bedroom enjoying attractive open views and direct access to a Miranda balcony. The outstanding family bathroom is finished to a high standard and offers a luxurious retreat, featuring a walk-in shower and a stylish double vanity unit.

Externally, the property continues to impress with a porcelain-tiled driveway providing off-road parking for up to four vehicles, secured by an electric gate. The rear garden has been designed for leisure and entertainment, boasting a converted bar area and a brand-new shed.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.

EPC: D







**David Davies**

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*David Paul Davies*

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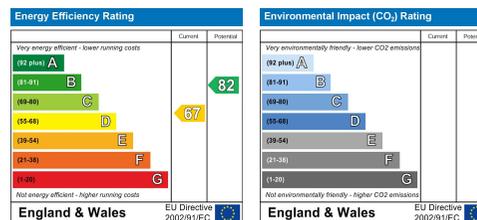
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