



**9, Central Drive, Rainford, WA11 8DE**

**Offers Over £195,000**

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



## 9, Central Drive, Rainford, WA11 8DE

- EPC: C
- Council Tax Band: B - St Helens
- Freehold
- No Onward Chain
- Terraced Property
- Two Reception Rooms
- Three Bedrooms
- First Floor Bathroom
- Garage & Off Road Parking
- Great Location

Situated in the very heart of Rainford Village, this attractive three-bedroom terraced freehold property on Central Drive offers an excellent opportunity for buyers looking to step onto the property ladder within this highly sought-after location. Offered with no onward chain, the home presents fantastic potential to modernise and create a superb contemporary living space.

The property enjoys charming kerb appeal and is garden-fronted, setting it back pleasantly from the road. Internally, the ground floor comprises a welcoming entrance porch, hallway leading into a spacious front living room, which flows through to the dining room and kitchen beyond. The current layout offers generous proportions and, subject to preference, provides exciting scope to reconfigure into a stylish open-plan kitchen diner suited to modern lifestyles.

To the first floor, the landing gives access to three bedrooms, two of which are comfortable doubles. The front double benefits from fitted wardrobes with sliding doors and the back bedroom benefits from large free standing wardrobes. A family bathroom completes the first-floor accommodation.

Externally, the rear garden is designed for ease of maintenance and includes a useful storage shed. There is a shared passageway which leads to this back garden allowing access for bins. Finally, there is vehicular access to the garage at the rear, allowing for convenient off road parking as well.

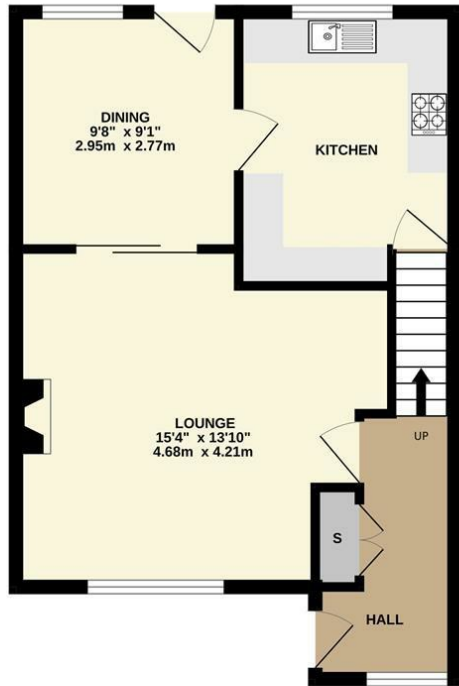
Combining location, potential and freehold tenure, this home represents a fantastic opportunity to secure a property within one of Rainford's most desirable residential settings. Early viewing is recommended to appreciate the possibilities on offer.

EPC: C

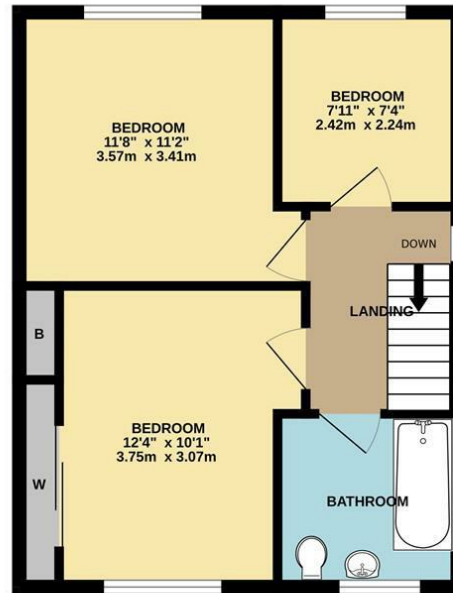




GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

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 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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	