



**7, Buttermere Crescent, Rainford, WA11 7LL**

**£180,000**

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



## 7, Buttermere Crescent, Rainford, WA11 71 1

- EPC: D
- Council Tax Band: B - St Helens
- Freehold
- No Onward Chain
- Semi Detached Property
- Two Reception Rooms
- First Floor Family Bathroom
- Two Spacious Bedrooms
- Private Driveway
- Well Maintained Front And Rear Gardens

We are delighted to bring to market this lovely two-bedroom semi-detached home located on Buttermere Crescent in the ever-popular area of Rainford Junction. Offered with 'No Onward Chain', this property presents a fantastic opportunity for a first-time buyer, downsizer, or investor alike.

The property is ideally positioned within walking distance of Rainford Junction Train Station, providing excellent commuter links, and is surrounded by local amenities, countryside walks, and highly regarded schools.

Internally, the accommodation has been well maintained throughout and offers great potential. The ground floor comprises an entrance porch, welcoming hallway, and a spacious living room through to dining area, perfect for relaxing or entertaining. To the rear is a generously sized modern kitchen which could easily be opened up to create a stunning open-plan kitchen diner, should the buyer wish to modernise further.

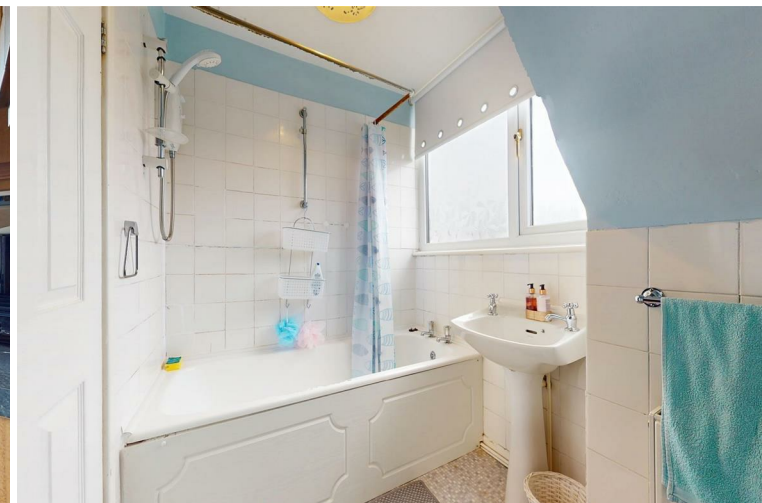
To the first floor are two well-proportioned bedrooms and a family bathroom.

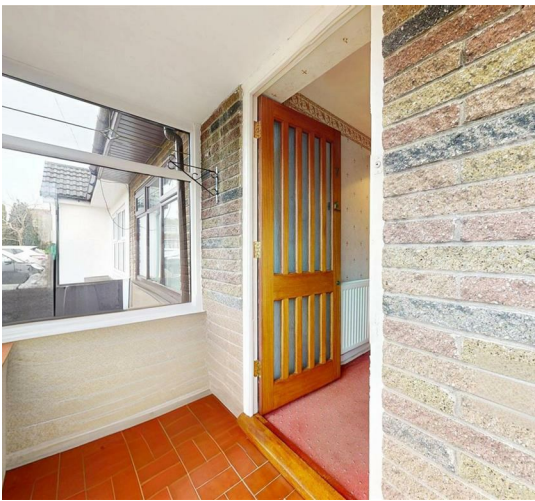
Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles and a detached garage. To the rear is a lovely, low-maintenance garden featuring flagged patio areas ideal for outdoor seating and a section of lawn adding greenery and charm.

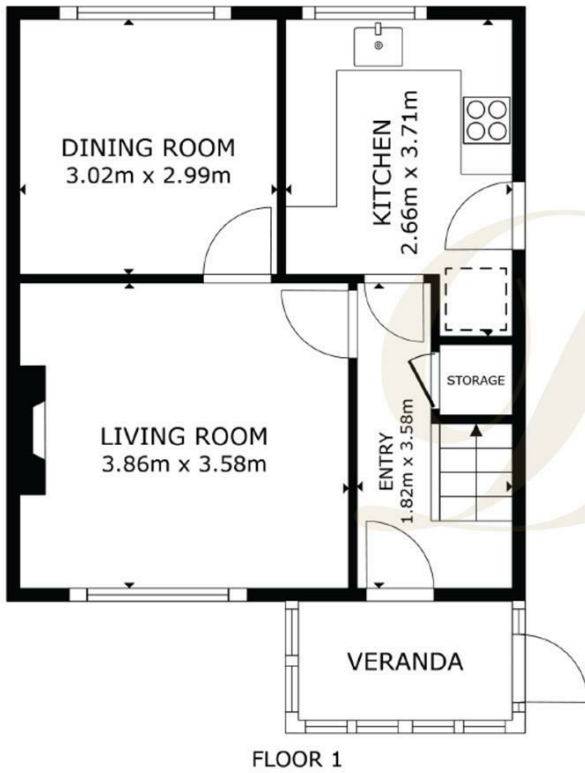
This is a property that offers great potential in a fantastic location, ready for someone to move in and make their own.

- \* Non Standard Construction Steel Frame \*
- \* Probate Has Been Granted\*

EPC: D







**David Davies**

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