



11, Eden Avenue, Rainford, WA11 8HT

Offers Over £200,000

*David
Davies*  *Collection*

11, Eden Avenue, Rainford, WA11 8HT

- EPC: TBC
- Council Tax Band: A - St Helens
- Freehold
- Mid Terrace Property
- Extended To The Rear
- Three Bedrooms
- Open Plan Kitchen Diner
- Ground Floor WC
- Private Rear Garden
- Excellent Transport Links

Occupying a desirable position within the ever-popular village of Rainford, this beautifully presented and extended three-bedroom mid-terraced property offers stylish and spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those simply seeking a home ready to move straight into.

Boasting excellent kerb appeal, the property immediately impresses from the outset and continues to do so internally with a well-designed layout that has been enhanced by a superb rear extension, creating the additional living space so often sought by modern buyers.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable front living room, and a convenient ground floor WC. To the rear of the property is the true heart of the home – a stunning open-plan kitchen and dining area, created through the extension and offering an abundance of natural light. The space is perfect for both everyday family living and entertaining, with French doors opening directly onto the rear patio and seamlessly connecting the indoor and outdoor living areas.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a beautifully arranged and highly private rear garden. Immediately outside the French doors is an attractive tiled patio area, creating an excellent space for outdoor dining, entertaining, and relaxing during the warmer months. Steps lead down to a generous lawned garden, which is fully enclosed and enjoys a peaceful outlook with open fields beyond, providing a wonderful sense of privacy and tranquillity rarely found in properties of this type.

Located within easy reach of Rainford's excellent local amenities, well-regarded schools, transport links, and countryside walks, this exceptional home offers the perfect balance of village living and modern convenience.

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	