



89 HEYES AVENUE, RAINFORD,  
ST HELENS. WA11 8AP

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TOTAL APPROX FLOOR AREA 1507 SQ FT/ 140 SQ MTR

A RARE AND GENUINELY SPECIAL OPPORTUNITY IN THE ESTABLISHED, SOUGHT AFTER HEART OF RAINFORD VILLAGE, JUST OFF HIGHER LANE.

SOME HOMES COME TO MARKET BECAUSE IT'S TIME TO SELL. THIS ONE COMES TO MARKET BECAUSE, AFTER MORE THAN SIXTY YEARS, IT'S FINALLY TIME TO PASS ON SOMETHING REMARKABLE.

BOUGHT OFF PLAN IN THE 1960S BY THE CURRENT OWNER'S PARENTS, THIS PROPERTY HAS REMAINED IN THE SAME FAMILY EVER SINCE, EVOLVING TO MEET EACH GENERATION'S NEEDS. WHAT BEGAN AS A TRADITIONAL THREE BEDROOM DETACHED HOUSE WITH GARAGE HAS GROWN INTO A TWO STOREY, TWO BEDROOM ANNEX, CONNECTING INTERNALLY TO THE MAIN HOUSE ON THE GROUND FLOOR WHILE ALSO ENJOYING ITS OWN PRIVATE EXTERNAL ACCESS.

IT'S A LAYOUT PERFECTLY SUITED TO MODERN, MULTIGENERATIONAL LIVING. WHETHER AGEING PARENTS CLOSE BY BUT SELF CONTAINED, ADULT CHILDREN FINDING THEIR FEET, OR SIMPLY THE FLEXIBILITY TO ADAPT AS YOUR FAMILY'S NEEDS CHANGE. OUTSIDE, A PEACEFUL WOODLAND REAR GARDEN WITH FARMLAND BEYOND, A RARE POCKET OF TRANQUILITY SO CLOSE TO THE VILLAGE CENTRE.

FOR THOSE WITH VISION, THERE IS FURTHER SCOPE TO DEVELOP THE REAR, PRESENTING AN EXCITING OPPORTUNITY ON A PLOT WITH THIS MUCH SPACE AND SETTING.

HOMES LIKE THIS LONG HELD, THOUGHTFULLY EXTENDED, AND OFFERED WITH SUCH A RARE COMBINATION OF FLEXIBILITY AND PRIVACY DO NOT COME TO MARKET OFTEN.



## DRIVING DISTANCE

- A580 EAST LANCASHIRE ROAD 3-4 miles
- M6 MOTORWAY J23 4-5 miles
- M58 MOTORWAY J3 3-4 miles
- LIVERPOOL AIRPORT 16-18 miles
- MANCHESTER AIRPORT 35-38 miles
- GRANGE PARK GOLF CLUB 4-5 miles

## MAIN HOUSE ACCOMMODATION IN BRIEF

### GROUND FLOOR

- ENTRANCE PORCH
- ENTRANCE HALLWAY
- GROUND FLOOR W.C
- LIVING ROOM THROUGH DINING ROOM
- CONSERVATORY
- KITCHEN OPEN DINING CONSERVATORY

### FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- MAIN BATHROOM

## TWO STOREY ANNEX

### GROUND FLOOR

- KITCHEN
- HALL
- LOUNGE/DINING ROOM

### FIRST FLOOR

- BEDROOM ONE WITH ENSUITE
- BEDROOM TWO



SCAN TO  
VIEW OUR  
VIDEO TOUR.







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## OUTSIDE FRONT

- MULTI CAR DRIVEWAY
  - GARAGE
- 

## OUTSIDE REAR

REAR MATURE WOODLAND GARDEN  
BACKING ONTO HIGHER LANE FIELDS  
STEPPED PATIO AREA

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## MAIN HOUSE

**A VERSATILE THREE-BEDROOM DETACHED HOME**, BENEFITING FROM GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT, WITH NATURAL LIGHT FLOODING EVERY ROOM.

THE PROPERTY IS ENTERED VIA A WELCOMING PORCH, LEADING INTO THE HALLWAY, WHICH PROVIDES ACCESS TO THE LOUNGE/DINING ROOM, KITCHEN WITH CENTRAL ISLAND, GROUND FLOOR W.C. AND STAIRS RISING TO THE FIRST FLOOR. THE BRIGHT LOUNGE/DINING ROOM FLOWS THROUGH TO A REAR CONSERVATORY, WHICH STEPS OUT ONTO THE PATIO, PERFECT FOR OUTDOOR ENTERTAINING. THE KITCHEN IS OPEN PLAN TO A SECOND CONSERVATORY, WHICH LEADS OUT TO THE REAR GARDEN. THE KITCHEN ALSO PROVIDES GROUND FLOOR ACCESS TO BOTH THE ANNEX AND THE INTEGRAL GARAGE.









## FIRST FLOOR

STAIRS FROM THE GROUND FLOOR RISE TO A FIRST-FLOOR LANDING, WHERE A WINDOW ALLOWS NATURAL LIGHT TO FLOOD THROUGH, GIVING ACCESS TO ALL THREE BEDROOMS. THE MASTER BEDROOM SITS TO THE FRONT RIGHT, BENEFITING FROM FITTED WARDROBES SURROUNDING TWO WALLS. THE SECOND BEDROOM IS POSITIONED TO THE REAR, WHILST THE THIRD BEDROOM, TO THE FRONT LEFT, OFFERS A HANDY STORAGE CUPBOARD. COMPLETING THE FIRST FLOOR, THE FAMILY BATHROOM SITS TO THE REAR AND IS FITTED WITH A THREE-PIECE SUITE COMPRISING AN OVER-BATH SHOWER AND SCREEN

## TWO STOREY ANNEX

### GROUND FLOOR

THE ANNEX IS ACCESSED EITHER FROM THE MAIN PROPERTY VIA THE KITCHEN CONSERVATORY INTO THE HALLWAY, OR INDEPENDENTLY VIA FRENCH DOORS OPENING FROM THE LIVING/DINING ROOM OUT TO THE REAR GARDEN. FROM HERE, THE ANNEX OFFERS SUPERB VERSATILITY: TO THE LEFT, A KITCHEN AREA WITH FURTHER ACCESS TO THE INTEGRAL GARAGE, AND TO THE RIGHT, A SPACIOUS LIVING/DINING ROOM, COMPLETE WITH A BOW WINDOW OVERLOOKING THE REAR GARDEN AND THE AFOREMENTIONED FRENCH DOORS.

### FIRST FLOOR

STAIRS IN THE HALL AREA RISE TO THE FIRST FLOOR, WHERE THE MAIN BEDROOM, POSITIONED TO THE FRONT, BENEFITS FROM FITTED WARDROBES AND AN EN-SUITE, WHILST THE SECOND BEDROOM OVERLOOKS THE REAR GARDEN. FULLY SELF-CONTAINED, THE ANNEX IS IDEAL FOR MULTI-GENERATIONAL LIVING, OFFERING INDEPENDENCE AND PRIVACY WHILST REMAINING SEAMLESSLY CONNECTED TO THE MAIN HOUSE.















## OUTSIDE

TO THE FRONT, THE PROPERTY IS SET BACK FROM THE ROAD, WITH A DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE CARS AND ACCESS TO THE GARAGE, ALL SURROUNDED BY MATURE PLANTS AND SHRUBBERY.

TO THE REAR, THE GARDEN IS WHERE THIS HOME REALLY COMES INTO ITS OWN. LONG AND WELL ESTABLISHED, IT OFFERS COMPLETE SCREENING THANKS TO TWO MATURE TREES, A COPPER BEECH AND A TURKEY OAK (BOTH PROTECTED BY TREE PRESERVATION ORDERS), CREATING A WONDERFULLY PRIVATE SETTING. A RAISED PATIO AREA SITS ALONGSIDE THE PATIO WHICH STEPS OUT FROM BOTH THE HOUSE AND THE ANNEX, IDEAL FOR ENTERTAINING OR SIMPLY RELAXING OUTDOORS. A GENUINE SUN TRAP, THE GARDEN BENEFITS FROM SUNLIGHT FOR MOST OF THE DAY.

## ABOUT THE AREA

THE PROPERTY ENJOYS AN ENVIABLE POSITION WITHIN THE VILLAGE OF RAINFORD, OFFERING AN OUTSTANDING LIFESTYLE FOR FAMILIES OF ALL AGES. EXCELLENT SCHOOLING IS ON THE DOORSTEP, WITH SEVERAL WELL-REGARDED PRIMARY SCHOOLS, INCLUDING RAINFORD CHURCH OF ENGLAND PRIMARY SCHOOL, AND RAINFORD HIGH SCHOOL FOR SECONDARY EDUCATION, BOTH WITHIN EASY REACH.

THE VILLAGE ITSELF BOASTS A WONDERFUL SELECTION OF TRADITIONAL PUBS, COSY CAFÉS, LOCAL SHOPS AND EATERIES, COMPLEMENTED BY A RANGE OF THRIVING INDEPENDENT BUSINESSES, INCLUDING BUTCHERS, FLORISTS, DRY CLEANERS AND HAIRDRESSERS, ALL CONTRIBUTING TO A GENUINE, THRIVING COMMUNITY FEEL. VILLAGE LIFE HERE IS TRULY VIBRANT THROUGHOUT THE YEAR, FROM THE FESTIVE CHRISTMAS FAYRE TO THE MUCH-LOVED SUMMER WALKING DAY, ALONGSIDE A BUSY CALENDAR OF CLUBS AND ACTIVITIES. SPORTING AND SOCIAL LIFE IS WELL CATERED FOR TOO, WITH BOTH A CRICKET CLUB AND TENNIS CLUB, PLENTIFUL ACTIVITIES FOR CHILDREN, AND SEVERAL LOCAL CHURCHES, ALL FOSTERING THAT UNMISTAKABLE SENSE OF COMMUNITY RAINFORD IS KNOWN FOR.

DESPITE ITS SEMI-RURAL CHARM, RAINFORD REMAINS WONDERFULLY ACCESSIBLE, WITH EXCELLENT LINKS TO THE SURROUNDING TOWNS, CITIES, AND MOTORWAY NETWORK FOR COMMUTERS, BEING ONLY A SHORT DRIVE FROM THE M58 AND M6.





## PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Services: Mains gas, mains water, mains electric, separate boilers combi serving the annex and traditional serving the main house. Alarmed and annually serviced, cavity wall insulation broadband cable(estimated), single garage. Flood Risk: Low

Viewing strictly by appointment with Paula Davies. Tel/WhatsApp 07734 366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, none of which will have been verified by us. 2. We have not carried out a detailed structural survey, we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumptions should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning building regulation approval statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning building regulations or other consents have been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by Kameleon Agency.com

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**Total: 1981 sq. ft**  
 1st floor: 1080 sq. ft, 2nd floor: 901 sq. ft  
 Excluded areas: garage: 141 sq. ft, screened porch: 35 sq. ft, bay window: 4 sq. ft,  
 Walls: 196 sq. ft

Floor Plan



DELIVERING RESULTS  
FOR PREMIUM HOMES.

Contact me to arrange your  
personal viewing.

PAULA DAVIES MNAEA

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