



93, Old Lane, Rainford, WA11 8JJ

£290,000

*David
Davies* *Collection*



93, Old Lane, Rainford, WA11 8JJ

- EPC: TBC
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Large Private Rear Garden On Substantial Plot
- Three Bedroom Semi Detached Bungalow
- Two Reception Rooms
- Ground Floor Bathroom
- Potential To Extend Or Create Open Plan
- Private Driveway & Garage

Offered to the market with no onward chain and the added benefit of freehold tenure, this superb three-bedroom semi-detached dormer bungalow occupies an enviable position on one of Rainford's most desirable roads. Set on a generous plot with a spectacular private rear garden backing onto open farmland, this wonderful home presents an exciting opportunity for buyers looking to create their dream property in a highly sought-after location.

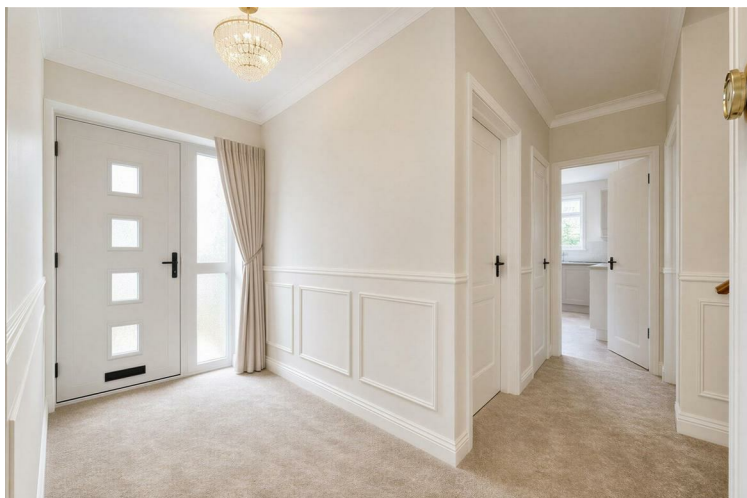
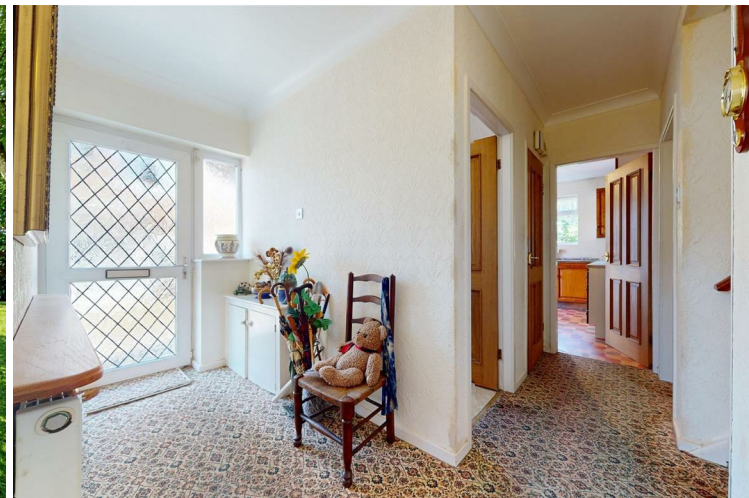
The property enjoys excellent kerb appeal with an attractive front garden, a long driveway providing off-road parking for multiple vehicles, and a detached garage. Internally, the accommodation offers spacious and versatile living throughout. The welcoming entrance hallway leads to a cosy front lounge, ideal as a snug or additional sitting room. To the rear of the property is the extended main living and dining room, creating a fantastic space for relaxing or entertaining whilst enjoying views over the beautiful rear garden.

The kitchen is also positioned to the rear and offers outstanding scope for further extension, subject to the necessary permissions. Buyers could create an impressive open-plan kitchen, dining and family room with bi-fold doors opening onto the garden, making the most of the exceptional outdoor setting. The ground floor is completed by a generous double bedroom featuring fitted wardrobes and a well-appointed family bathroom.

To the first floor are two further bedrooms along with an additional versatile room, perfectly suited as a home office, hobby room or useful storage space.

The true showpiece of this wonderful home lies outside. The substantial rear garden is a real hidden gem—beautifully established, incredibly private, and backing directly onto farmland to provide a peaceful setting. Offering an abundance of space for gardening, entertaining or simply relaxing, it is a rare find and will undoubtedly appeal to those looking to downsize without compromising on outdoor space.

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 Davies

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	