



8, Mill Lane, Rainford, WA11 8LW

£240,000

*David
Davies* Collection



8, Mill Lane, Rainford, WA11 8LW

- EPC:D
- Council Tax Band: C
- Freehold
- Semi Detached Property
- Open Plan Lounge | Kitchen | Dining Area
- Conservatory
- Three Bedrooms Two Of Which Are Doubles
- Backing Onto Woodlands
- Low Maintenance Rear Garden
- Off Road Parking

Located within the desirable and ever-popular 'The Potteries' development in Rainford, this beautifully presented three-bedroom home offers an excellent opportunity for those looking to take their first step into the Rainford property market—at a price point that remains competitive when compared to more central village properties.

This modern, stylish home is in turn-key condition, allowing its next owner to simply move in and enjoy, with no renovation or cosmetic work required.

The exterior boasts off-road parking for two vehicles, convenient side access to the rear, and a well-maintained, private rear garden, mostly laid to lawn with a perimeter path. A standout feature is the woodland backdrop, offering a peaceful and scenic setting.

Internally, the property opens with a welcoming porch leading into the original hallway. From here, you'll find a tastefully decorated lounge complete with solid oak flooring and a feature fireplace with oak mantel and hearth, creating a warm and inviting focal point.

The lounge flows seamlessly into a contemporary open-plan kitchen and dining area, featuring elegant cream Shaker-style units, composite worktops, and a breakfast bar—perfect for both casual dining and entertaining. Beyond the dining area is a spacious conservatory, providing a versatile additional living space that can easily serve as a home office, playroom, or sunroom.

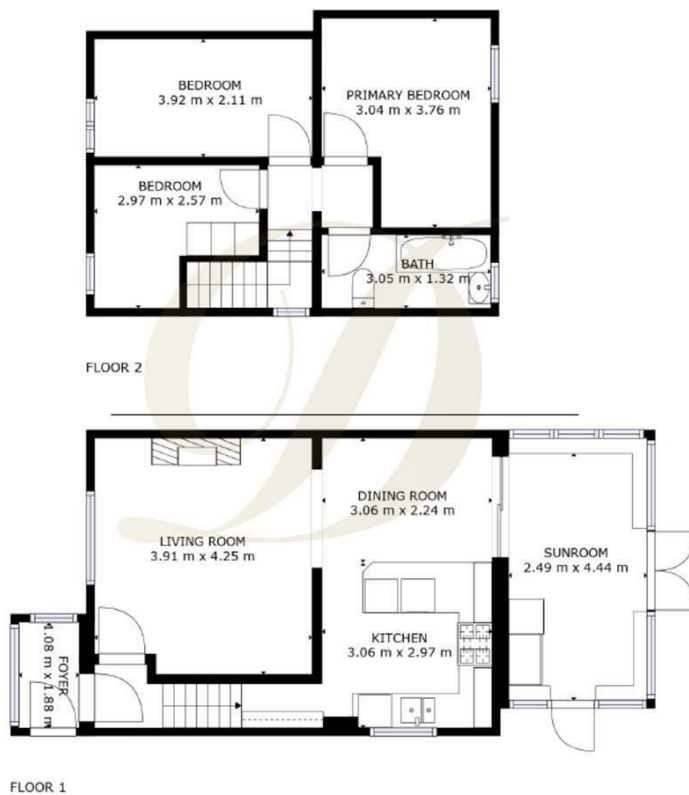
The first floor comprises three well-proportioned bedrooms, including two generous doubles. The modern family bathroom is fitted with a classic three-piece white suite and an over-bath shower.

This home effortlessly combines style, functionality, and a sought-after location, making it a fantastic purchase for first-time buyers, young families, or downsizers alike. Early viewing is highly recommended.

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 Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

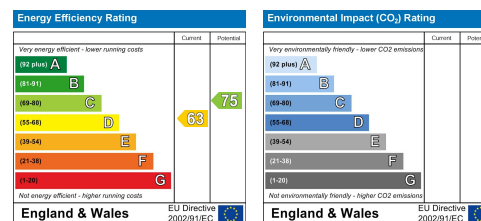
ALLISONS

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

