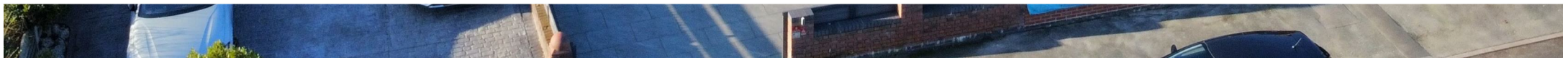




100b, St. Helens Road, Rainford, WA11 7QP

Asking Price £450,000

*David
Davies* Collection



100b, St. Helens Road, Rainford, WA11 7DP

- EPC: D

• Leasehold

• Popular Rainford Location

• Snug / Potential Fourth Bedroom

• Gated Driveway For Four Vehicles
- Council Tax Band: D

• Extended Three-Bedroom Semi-Detached Home

• Open-Plan Living With Bi-Fold Doors

• Luxury Family Bathroom

• Private Rear Garden With Bar

This impressive and substantially extended three-bedroom semi-detached residence is situated in the highly desirable area of St Helens Road, Rainford, offering excellent access to reputable local schools and convenient transport links.

The property has been thoughtfully designed to provide generous and versatile living accommodation, highlighted by a superb open-plan kitchen, dining, and living area. This space is flooded with natural light and features bi-folding doors that seamlessly connect the interior to the rear garden, creating an ideal environment for both everyday living and entertaining. There is also underfloor heating here.

Further enhancing the home are a range of modern features, including integrated WiFi speakers throughout, a dedicated utility room complete with a practical dog shower, and a convenient ground floor W/C. In addition, the property benefits from a separate snug lounge with a stunning bay fronted window, providing a more intimate living space, which is currently being utilised as a fourth bedroom, offering excellent flexibility.

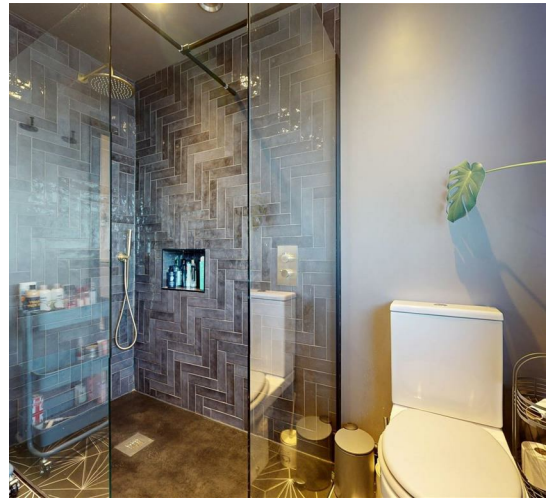
To the first floor are three well-proportioned bedrooms, with the rear bedroom enjoying attractive open views and direct access to a Miranda balcony. The outstanding family bathroom is finished to a high standard and offers a luxurious retreat, featuring a walk-in shower and a stylish double vanity unit.

Externally, the property continues to impress with a porcelain-tiled driveway providing off-road parking for up to four vehicles, secured by an electric gate. The rear garden has been designed for leisure and entertainment, boasting a converted bar area and a brand-new shed.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.

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.

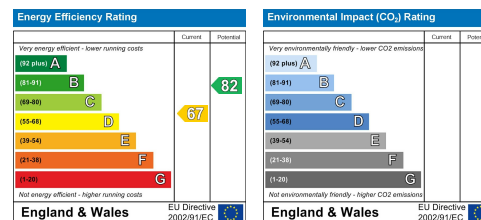
ALLISONS

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

