68, Stanley Avenue, Rainford, WA11 8JA

£270,000

David Davies Collection

68, Stanley Avenue, Rainford, WA11 8JA

- EPC: D
- Freehold
- Substantially Extended Three Bedroom Family Home
- Excellent Open Plan Living Potential
- A Close Proximity To Rainford Village
- Council Tax Band: D - St Helens
- No Onward Chain
- Generous Ground Floor Accommodation
- Feature Log Burning Stove To Lounge
- Driveway Parking & Low Maintenance Garden

Offered to market with 'No Onward Chain' — A substantially extended and generously proportioned three-bedroom family home, tucked away in a desirable location within a close proximity of Rainford Village and well positioned for a number of highly regarded local schools.

This is an excellent opportunity for buyers looking for a spacious extended home without having to undertake the significant expense and disruption associated with carrying out a major extension themselves. The property already provides impressive ground-floor accommodation, whilst offering further scope to create a truly contemporary family living space.

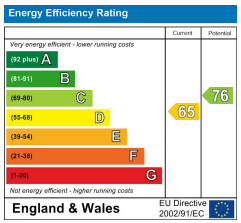
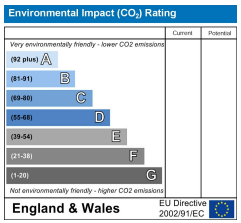
The property is approached via a front garden and driveway providing off-road parking. Internally, the accommodation briefly comprises an entrance porch leading into a welcoming hallway with staircase access to the first floor.

To the front is a comfortable living room, centred around a feature log-burning stove, with double doors opening through to the dining room. Beyond this is a generously sized family kitchen, utility room, shower room and a further reception room positioned towards the rear of the property.

The substantial footprint of the extended ground floor offers excellent potential to create a stunning open-plan kitchen, dining and living space. Much of the accommodation is already naturally connected, providing an exciting opportunity to reconfigure the rear of the property into a modern and sociable family hub, whilst retaining the separate front lounge with its cosy log burner. The ground floor would also be perfect for those looking for single storey living, with a shower room and reception room which could be a bedroom.

To the first floor are three well-proportioned bedrooms and a family bathroom, providing practical accommodation.

Externally, the property benefits from a low-maintenance rear garden, offering a private outdoor space which is easy to maintain, together with the front garden and driveway.

EPC: D

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