



1, Moss Brow, St. Helens, WA11 8EA

Asking Price £375,000

*David
Davies* *Collection*



1, Moss Brow, St. Helens, WA11 8EA

- Tenure | EPC: TBC | Council Tax Band: E
- Probate Has Been Applied For
- Prime Rainford Village Location
- Detached Family Home
- No Onward Chain
- Generous Corner Plot
- Three Double Bedrooms
- Spacious Modern Shower Room
- Beautifully Maintained Gardens
- Garage & Excellent Storage

David Davies Sales & Lettings Agent are delighted to present this distinctive detached family home, occupying a generous corner plot in the heart of the ever-popular Rainford Village. Offered to the market with no onward chain, this spacious property provides an excellent opportunity for buyers seeking a well-proportioned home within a highly desirable location.

The property enjoys an attractive and individual design, complemented by beautifully maintained gardens and excellent outdoor space.

Internally, the accommodation begins with an entrance porch leading into the welcoming reception areas. The ground floor comprises a spacious lounge, separate dining room and a well-appointed fitted kitchen, together with a convenient cloakroom/WC.

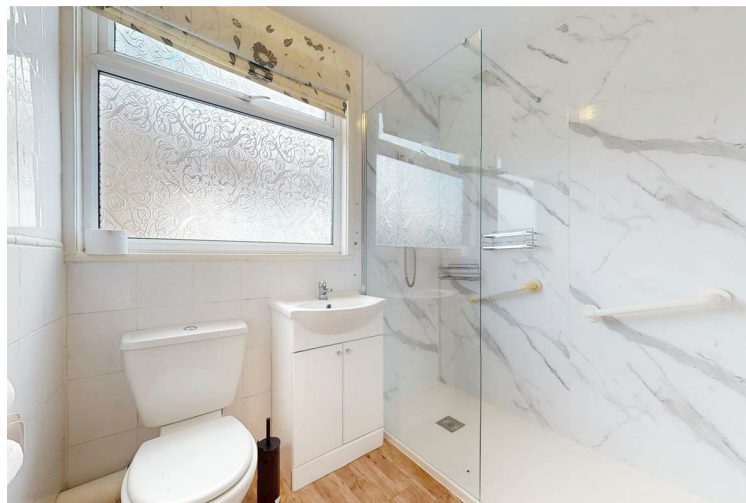
To the first floor are three generously proportioned double bedrooms, providing excellent accommodation for a growing family. The floor is completed by a spacious modern shower room, fitted with contemporary fixtures and fittings.

Externally, the property occupies a particularly attractive corner plot, with well-maintained gardens surrounding the home and providing a peaceful outdoor setting. The gardens offer plenty of space for outdoor entertaining, relaxing or for children to enjoy. A garage further enhances the property, providing valuable storage or parking facilities.

The location is a particular highlight, with Rainford Village's excellent range of shops, schools, cafés, pubs and everyday amenities all within easy walking distance. Excellent transport links also provide convenient access to surrounding areas.

EPC: TBC

Probate Has Been Applied For





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features a large, illuminated 'David Davies' sign in a stylized blue and yellow font. Below the sign, there are large glass windows and doors. Inside, several display boards are visible, each containing multiple small photographs of properties for sale. A circular inset image shows the interior of a property, which appears to be a bright, modern living space with large windows and a wooden floor. The David Davies logo is also present in a circular frame on the right side of the image.

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	