



101, Rookery Drive, St. Helens, WA11 8BA

Offers Over £375,000

*David
Davies* *Collection*

101, Rookery Drive, St. Helens, WA11 8BA

- Tenure: Freehold | EPC: E | Council Tax Band: D
- No Onward Chain
- Extended Semi-Detached Home
- Three Spacious Double Bedrooms
- Beautiful Private Rear Garden With Garage
- Rarely Become Available
- Long Driveway Parking
- Only One Previous Owner
- Excellent Reconfiguration Potential
- Prime Rainford Location

David Davies Sales & Lettings Agent are delighted to present this substantial and extended three-bedroom semi-detached family home, occupying an enviable position just off Higher Lane in one of Rainford's most sought-after locations. Offered with no onward chain, this wonderful property has been lovingly maintained by its sole owner and presents an exciting opportunity for buyers looking to create their ideal family home.

Set behind an attractive garden frontage, the property boasts excellent kerb appeal together with a long driveway providing ample off-road parking for multiple vehicles.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway. The generous open-plan living room flows through to a further reception room overlooking the stunning rear garden, providing a wonderful space for family living and entertaining. The ground floor is completed by a separate dining room and a well-proportioned kitchen positioned to the rear. The existing floorplan offers excellent scope for reconfiguration, with significant potential to create a contemporary open-plan kitchen, dining and family living space, subject to any necessary approvals.

To the first floor are three generous double bedrooms, all offering excellent proportions, together with a shower room and separate WC.

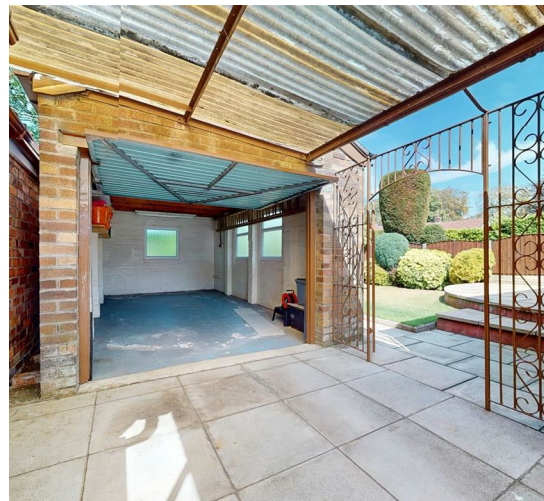
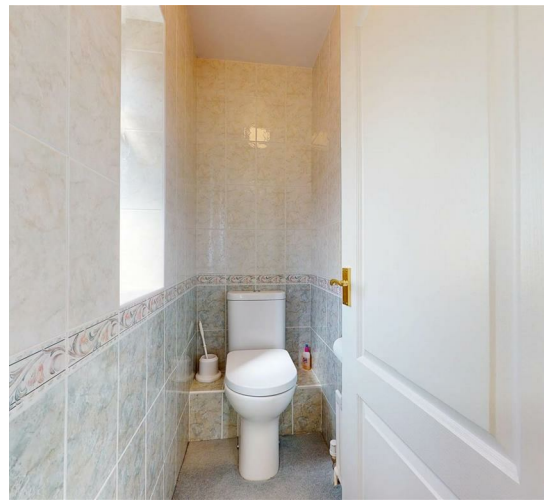
Externally, the property continues to impress. The established rear garden is a particular highlight, offering a wonderfully private and tranquil setting. A paved seating area provides the perfect place for outdoor dining, while steps lead down to a generous lawn surrounded by mature trees, shrubs and established planting.

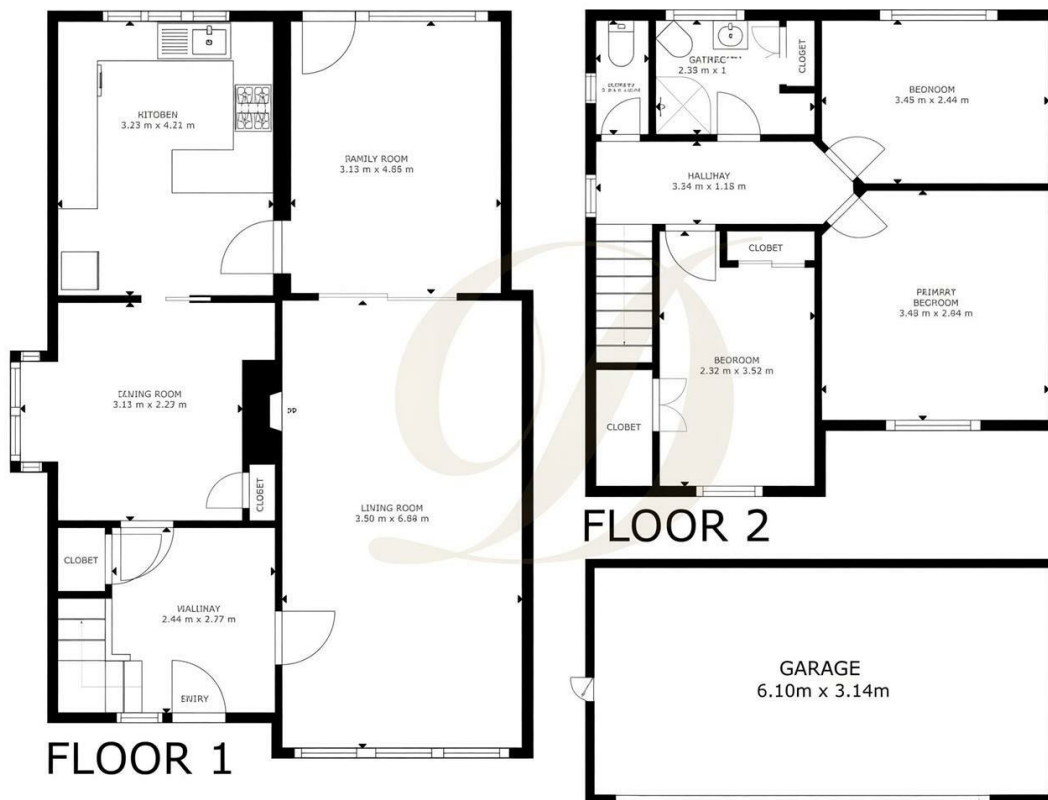
A detached garage provides valuable additional storage and also offers exciting potential for conversion into a home office, gym, playroom or hobby space, subject to the necessary permissions.

Combining a substantial plot, excellent living space, outstanding potential and a prime Rainford location, this is a rare opportunity.

EPC: E







GROSS INTERNAL AREA
FLOOR 1: 73 m², FLOOR 2: 43 m²

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

