



9, Heron Grove, Rainford, WA11 8BD

Asking Price £270,000

*David
Davies* *Collection*



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- EPC: D
- Council Tax Band: C - St Helens
- Freehold
- Three Bedroom Semi Detached Property
- Modern Open Plan Kitchen Diner
- Bi-Fold Doors Onto Rear Garden
- First Floor New Family Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Great Location

David Davies Sales & Lettings are delighted to present this stunning three-bedroom semi-detached home on the ever-popular Heron Grove, Rainford — a property that has undergone a complete renovation over the past couple of years to an exceptional standard. Immaculately presented throughout, this home perfectly combines modern design with practical family living.

Upon entering, you are greeted by a spacious and welcoming hallway leading to a cosy front living room, beautifully styled and ideal for relaxing evenings. The real highlight of the property lies to the rear — a fabulous open-plan kitchen and dining space, finished to a contemporary standard with integrated appliances and sleek finishes. This space is flooded with natural light through the bi-folding doors that open directly onto the large rear garden, creating a perfect setting for entertaining family and friends.

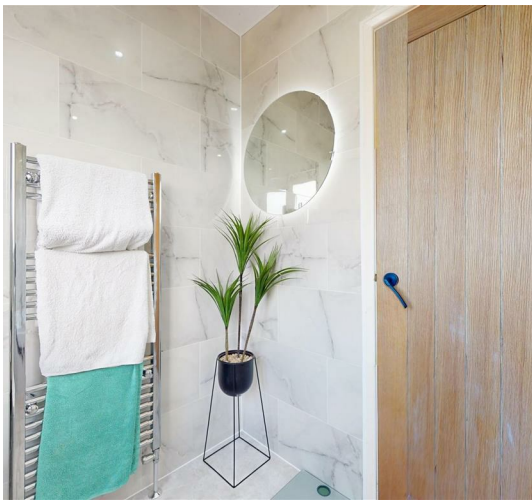
To the first floor, the bright and airy landing leads to three well-proportioned bedrooms, two of which are generous doubles, and a brand-new modern family bathroom fitted with high-quality fixtures and finishes.

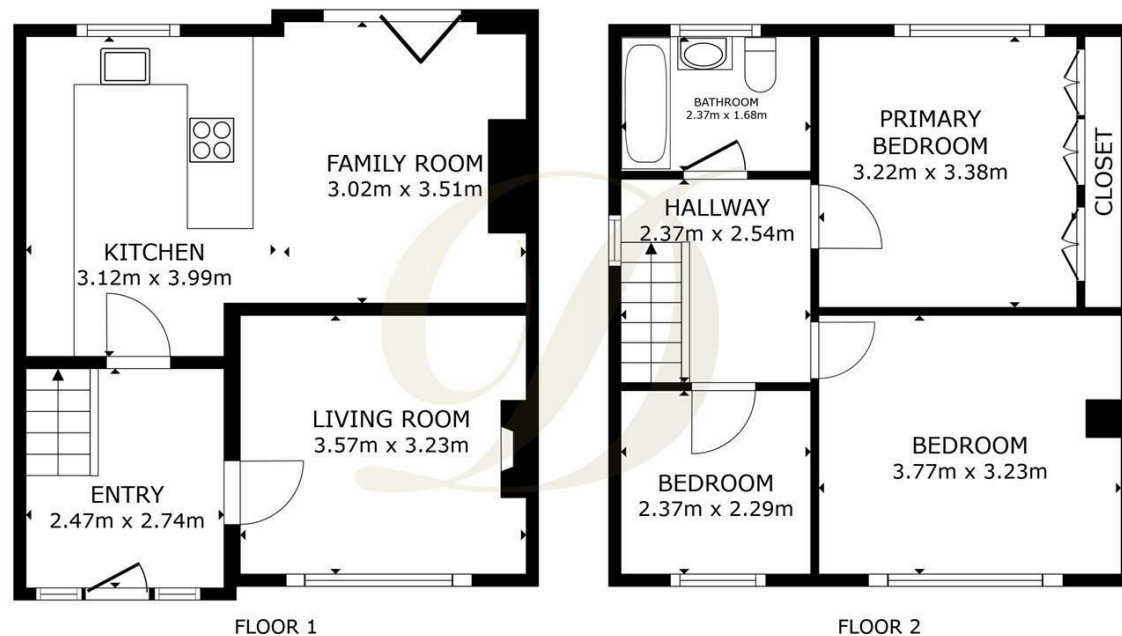
Externally, the property continues to impress. To the rear is a substantial garden, complete with a flagged patio area ideal for outdoor seating and dining, turf laid to lawn, and a detached garage providing excellent storage or potential workshop space. To the front, the home boasts superb kerb appeal with a neatly maintained garden and off-road parking.

Located in a desirable residential area within easy reach of Rainford village, local schools, and transport links, this beautiful home is move-in ready and sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the standard and style of this outstanding property.

EPC: D







GROSS INTERNAL AREA
FLOOR 1 42.9 m² FLOOR 2 41.9 m²
TOTAL : 84.8 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

