



1, Victoria Street, Rainford, WA11 8DA

Asking Price £240,000

*David
Davies* Collection



1, Victoria Street, Rainford, WA11 8DA

- EPC:D
- Council Tax Band: A
- Freehold
- End Terrace Property
- No Onward Chain
- Open Plan Living Room Through Dining Room
- Modern Fitted Kitchen (2023)
- Three Spacious Bedrooms
- Three Piece Family Bathroom
- Street Parking

We are delighted to present to the sales market this fabulous three-bedroom end-terraced property, ideally positioned within the heart of Rainford Village on the ever-popular Victoria Street.

Please note that the photos were taken in 2023, the current tenant is vacating soon and has maintained the property to a good standard.

The accommodation briefly comprises a welcoming porch entrance leading into a hallway, which in turn opens into a comfortable and well-proportioned lounge. This flows through to a dedicated dining area, creating a sociable space ideal for both everyday living and entertaining. To the rear of the property is a stunning, recently fitted kitchen (2023), finished to a high standard and boasting an extensive range of premium wall and base units, complemented by solid work surfaces, providing both style and practicality.

The property further benefits from gas central heating and is fully double glazed throughout, ensuring comfort and efficiency.

To the first floor, the landing leads to three well-sized bedrooms and a modern three-piece family bathroom, complete with both a bath and overhead shower, catering perfectly to family needs.

Externally, to the front there is ample on-street parking. To the rear, the property enjoys a beautifully maintained garden, featuring a spacious patio area and a lawned section, offering an ideal setting for outdoor dining, relaxation, and entertaining during the summer months.

Located within a highly sought-after village setting, the property is conveniently close to a range of local amenities, reputable schools, and excellent commuter links, providing easy access to Liverpool, Manchester, and surrounding areas.

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 Paul Davis

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.

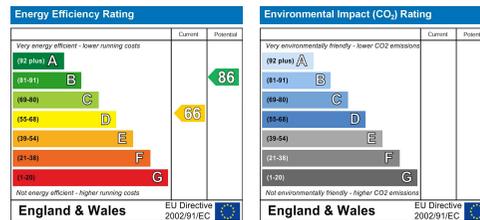
ALLISONS

For life's meaningful moments

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.



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