



**20, Rufford Road, Rainford, WA11 8JX**

Asking Price £240,000

*David  
Davies*  *Collection*



## 20, Rufford Road, Rainford, WA11 8JX

- EPC: TBC
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Semi - Detached True Bungalow
- South Facing Private Rear Garden
- Excellent Rainford Location
- Two Double Bedrooms
- Modern Shower Room
- Long Driveway With Carport

Offered to the market as a freehold property with 'No Onward Chain', this lovely two-bedroom semi-detached true bungalow occupies an excellent position within the ever-popular village of Rainford, conveniently located close to local amenities, schools, and transport links.

The property boasts attractive kerb appeal, being garden fronted with a long driveway and carport, providing ample off-road parking.

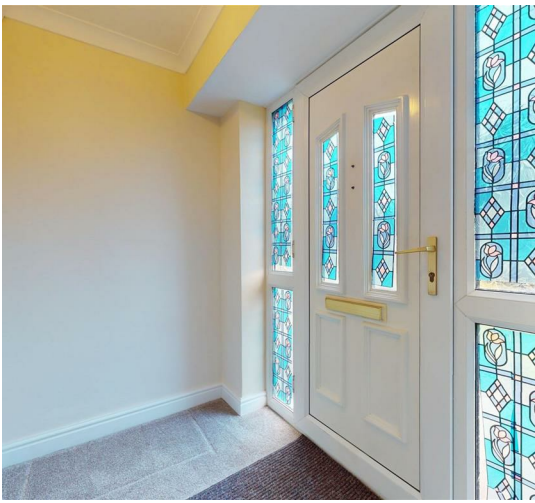
Benefitting from gas central heating throughout and UPVC double glazing, the accommodation is well maintained and thoughtfully laid out. Internally, the property briefly comprises a welcoming entrance hallway, a spacious front living room, and an inner hallway leading to the generous principal double bedroom, complete with large fitted wardrobes. There is also a modern shower room, a fully fitted kitchen, and a second bedroom which offers excellent versatility. If not required as a bedroom, this space would work perfectly as an additional reception room or dining area, flowing seamlessly into the rear conservatory overlooking the garden.

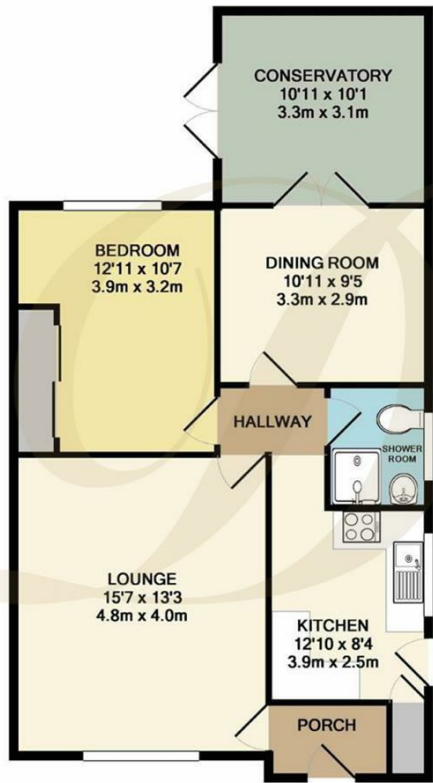
Externally, the south facing private rear garden is another standout feature of the property. Fully fenced and backing onto similar true bungalows, it enjoys an excellent degree of privacy and provides a peaceful outdoor retreat. The garden includes a flagged patio seating area, well-maintained lawned sections, and a useful storage shed, making it ideal for relaxing and entertaining during the warmer months.

Combining a sought-after location, practical single-storey living, and private outdoor space, this charming bungalow is expected to attract strong interest. Early viewing is highly recommended.

EPC: TBC







TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.2 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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*David Patrick Davies*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	