



8, Arley Close, Rainford, WA11 8GQ

Offers In Excess Of £315,000

*David
Davies* *Collection*

8, Arley Close, Rainford, WA11 8GQ

- EPC: B | Council Tax Band: D | Freehold
- Sought-After Lords Fold Development
- Modern Reception Room
- Three Well-Proportioned Bedrooms
- Driveway Parking for Two Vehicles
- Beautifully Presented Detached Family Home
- Stunning Open-Plan Kitchen & Dining Room
- Principal Bedroom with En-Suite
- Family Bathroom | En Suite | Ground Floor W.C
- Well Maintained Front And Rear Gardens

Occupying a desirable position within the ever-popular Lords Fold development, this beautifully presented detached family home offers stylish modern living with an impressive open-plan kitchen, three generous bedrooms, private driveway parking and a landscaped rear garden.

Finished to an excellent standard throughout, the property is ready to move straight into, making it an ideal choice for growing families and professionals alike.

A welcoming entrance hallway leads to a bright front living room, while to the rear is the heart of the home—a superb open-plan kitchen and dining area fitted with contemporary units, integrated appliances and ample space for entertaining. French doors open directly onto the private rear garden, creating an excellent indoor-outdoor flow.

A convenient ground floor WC completes the accommodation.

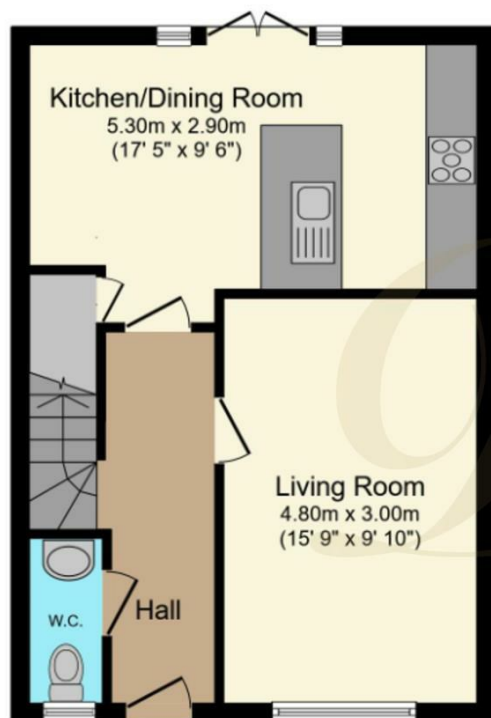
The first floor offers three well-proportioned bedrooms, including a principal bedroom with modern en-suite shower room, together with a contemporary family bathroom.

Outside, the property benefits from driveway parking for two vehicles, attractive front gardens and a private enclosed rear garden, ideal for relaxing or entertaining. Situated close to well-regarded schools, local amenities and excellent transport links, this superb home offers everything required for modern family living.

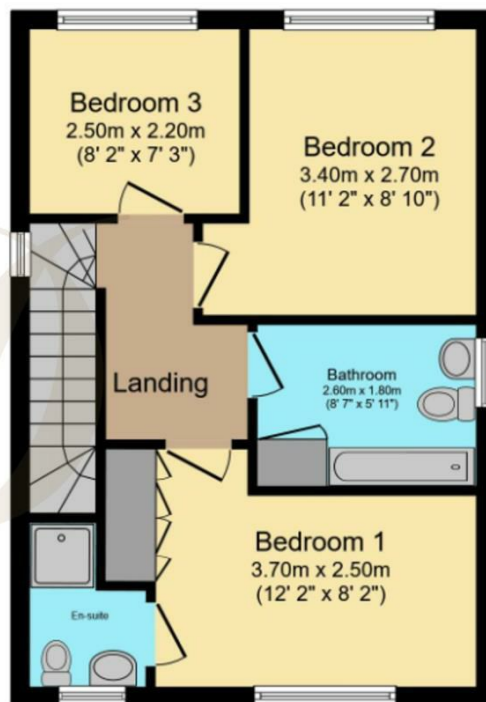
EPC: B







Ground Floor



First Floor



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 Patrick Davies

