



**16, Lathom Drive, Rainford, WA11 8JP**

**£230,000**

*David  
Davies*  *Collection*



## 16, Lathom Drive, Rainford, WA11 8JP

- EPC: C
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Semi Detached Property
- Spacious Reception Room
- Family Bathroom
- Three Bedrooms
- Low Maintenance Rear Garden
- Driveway For Approx. Three Vehicles

David Davies Sales & Lettings are delighted to present to the market this lovely three-bedroom semi-detached home, ideally located within the heart of Rainford village and offered for sale with the added benefit of 'No Onward Chain'.

The property presents a fantastic opportunity for a variety of buyers, particularly first-time buyers or families looking to secure a home within this highly desirable village, well known for its excellent local schools and welcoming community. While well maintained, the property offers outstanding potential for modernisation and extension, allowing buyers to create a home tailored perfectly to their needs.

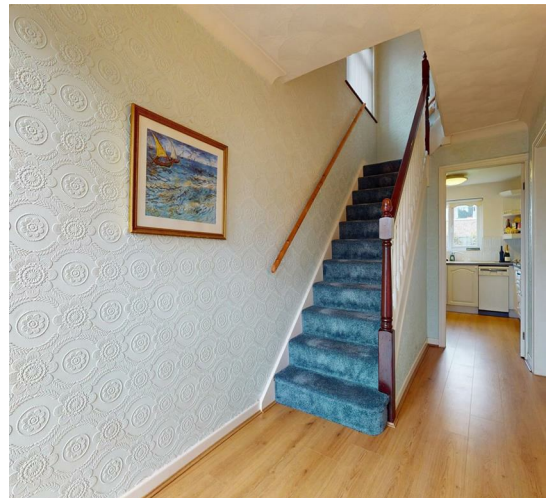
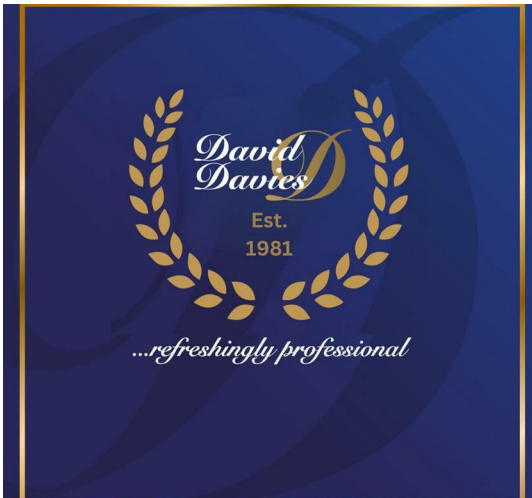
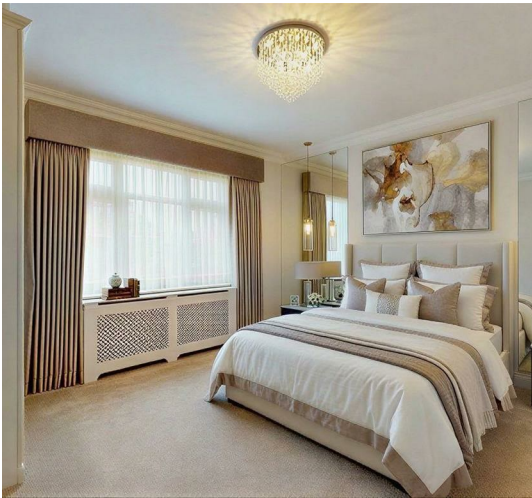
Internally, the ground floor comprises a welcoming entrance hallway which leads through to a spacious open-plan living room and dining room, creating a bright and versatile space ideal for both everyday living and entertaining. To the rear of the property is a fitted kitchen which also provides internal access to the large garage. The garage itself offers excellent scope for partial conversion, presenting the exciting opportunity to create a substantial modern kitchen diner with utility space and a ground floor WC, whilst still retaining valuable storage space.

To the first floor, the landing provides access to three well-proportioned bedrooms, including two generous double bedrooms and a single bedroom which would also lend itself well to a nursery or home office. The accommodation on this floor is completed by a family shower room.

Externally, the property boasts attractive kerb appeal with a driveway providing off-road parking for approximately three vehicles, along with access to the attached garage. The rear is a good-sized private garden, mainly laid to lawn with a flagged patio seating area, providing a pleasant space to relax or entertain during the warmer months.

EPC: C

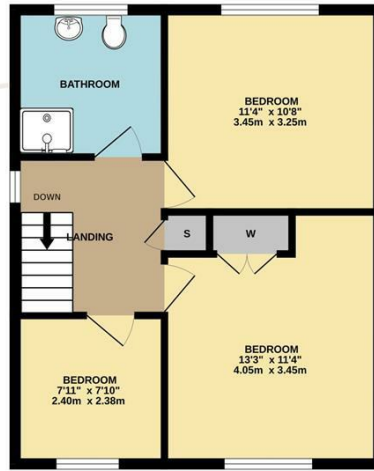




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*David Paul Davies*

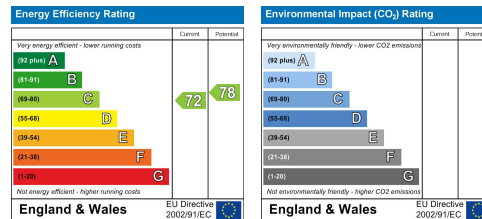
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