



2, Hill Top Road, Rainford, WA11 7QS

£360,000

*David
Davies* *Collection*



2, Hill Top Road, Rainford, WA11 7QS

- EPC:D
- Council Tax Band: TBC
- Tenure: TBC
- No Onward Chain
- Detached Dormer Bungalow
- Spacious Reception Room
- Ground Floor Bathroom
- Three Bedrooms | Two On Ground Floor | One First Floor
- Driveway
- Stunning Views To Front Of Property

David Davies Sales & Lettings are delighted to present this three-bedroom detached dormer bungalow, offering an exceptional opportunity to acquire a home in one of Rainford's most sought-after semi-rural locations. Situated on Hill Top Road, a street where properties rarely become available, this home offers enormous potential to modernise and create a truly bespoke residence.

Set against the backdrop of uninterrupted farmland views, the property enjoys a peaceful, countryside setting while still being within easy reach of local amenities, highly regarded schools, and transport links.

Internally, the ground floor briefly comprises a welcoming entrance hallway, a spacious main reception room overlooking the rear garden, two generous ground floor bedrooms, a family bathroom, and a kitchen with potential to extend or remodel to suit individual needs.

To the first floor is a large third bedroom, offering panoramic views over open fields, ideal as a principal bedroom, guest suite, or even a home office or studio space.

Externally, the property benefits from a substantial rear garden — a private and tranquil space with huge potential for landscaping, extension (subject to permissions), or simply enjoying the surrounding natural beauty. The front of the home offers off-road parking for two vehicles and an attached garage, perfect for storage or future conversion.

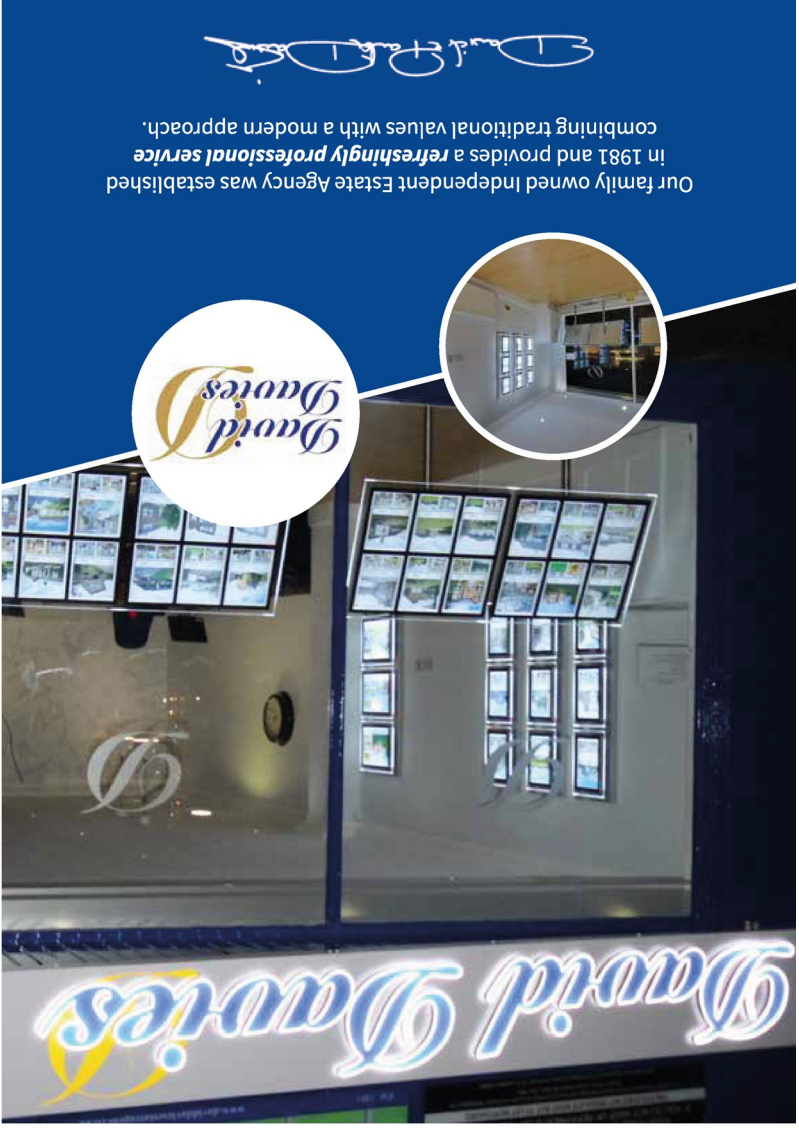
Offered to the market with no onward chain, this is a truly rare opportunity to secure a home in an enviable location and transform it into a dream property.

Probate Has Been Granted

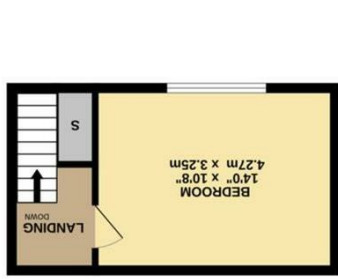
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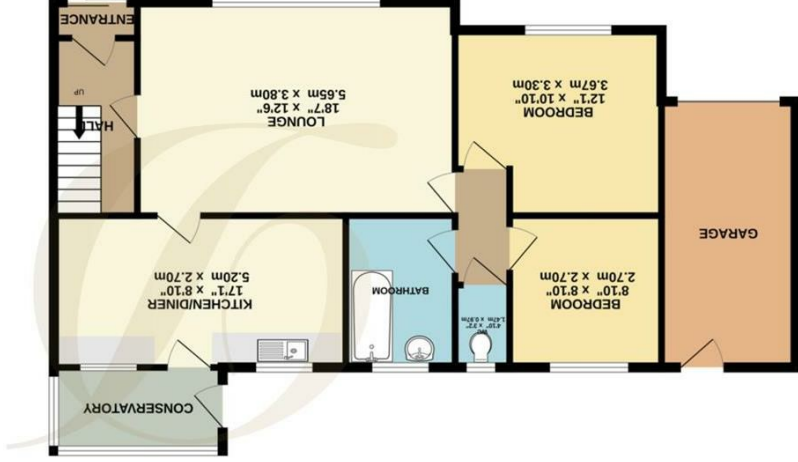




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive	2002/91/EC	EU Directive	2002/91/EC
Very energy efficient - lower energy costs	A	Very environmentally friendly - lower CO ₂ emissions	A
Energy efficient	B	Environmentally friendly	B
Decent energy efficiency	C	Decent environmental friendliness	C
Below average energy efficiency	D	Below average environmental friendliness	D
Poor energy efficiency	E	Poor environmental friendliness	E
Very poor energy efficiency	F	Very poor environmental friendliness	F
Extremely poor energy efficiency	G	Extremely poor environmental friendliness	G



1ST FLOOR



GROUND FLOOR