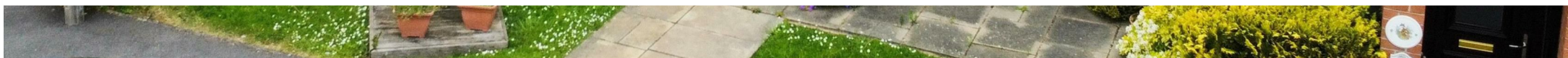




39, Parklands, Rainford, WA11 8HY

Asking Price £145,000

*David
Davies* Collection



39, Parklands, Rainford, WA11 8HY

- Leasehold - 89 Years Remaining
- Council Tax Band: B
- EPC: TBC
- Two Double Bedrooms
- Ground Floor Apartment
- No Onward Chain
- Over 55's Popular Development
- Spacious Rooms Throughout
- Modern Shower Room
- Off Road Parking

A beautifully presented, self-contained ground floor two-bedroom apartment, ideally positioned within the highly regarded Parklands development, exclusively designed for the over 55s and located just off Old Lane in the heart of Rainford.

Occupying a particularly desirable position within the development, this apartment offers comfortable, low-maintenance living within a peaceful and well-established village community.

The accommodation is particularly large for Parklands and is to a great standard throughout, featuring neutral décor & carpeting, a spacious kitchen and a contemporary shower room. Internally, the property briefly comprises an entrance porch, a spacious and light-filled lounge/dining room, a well-appointed kitchen, inner hallway, two generous double bedrooms, and a modern shower room.

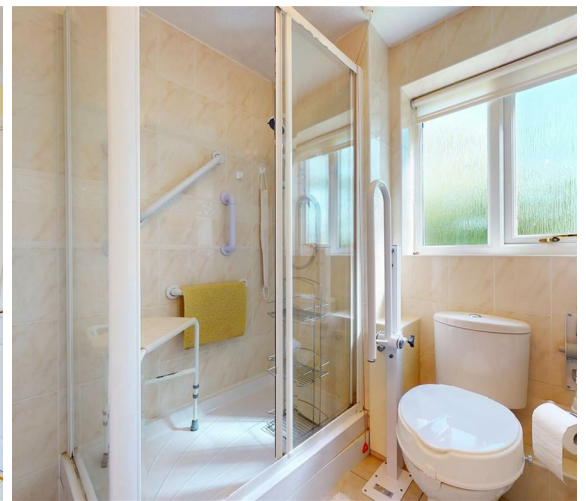
Further benefits include UPVC double glazing, electric storage heating, an allocated parking space, and access to attractively maintained communal gardens. The location is particularly convenient, being within easy reach of local shops, amenities and transport links.

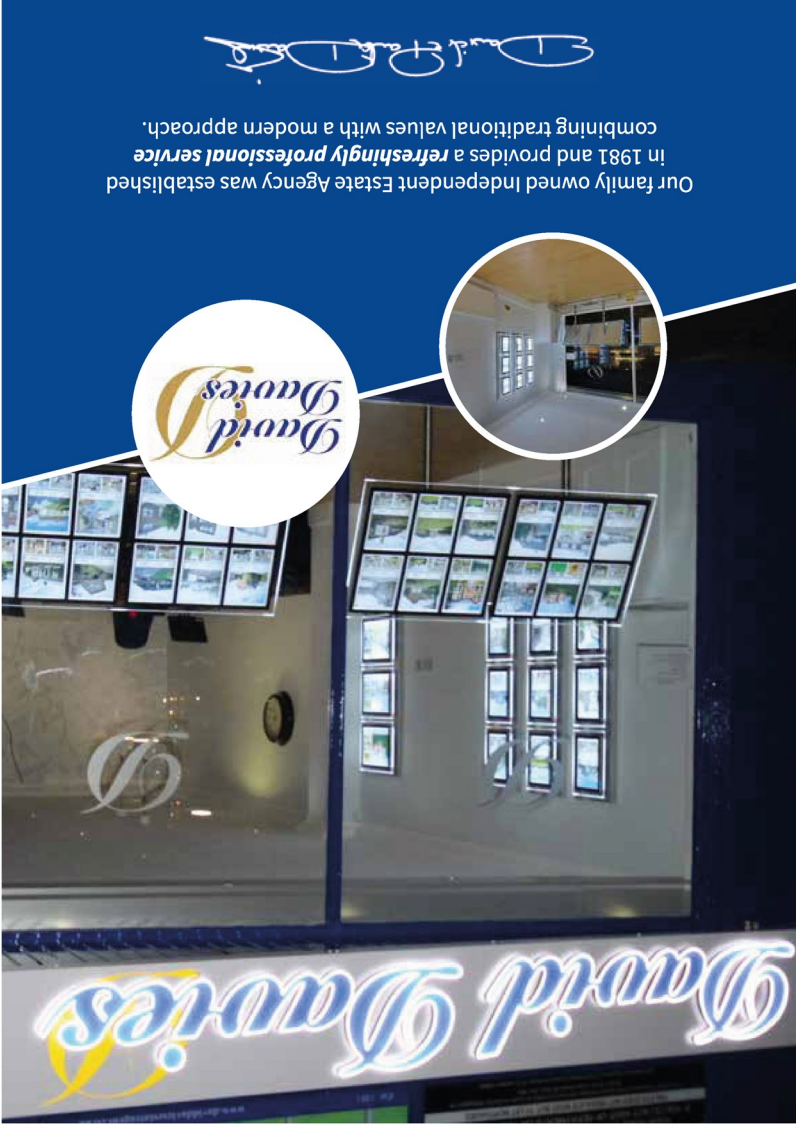
Combining practicality, comfort and a tranquil setting, this superb ground floor apartment is ideal for those seeking a secure, friendly community lifestyle with the convenience of single-level living.

**** Service charge/ground rent TBC by Seller ****

EPC: B







Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

David Davies

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

