



44, Junction Road, Rainford, WA11 8SJ

£175,000

*David
Davies* *Collection*

44, Junction Road, Rainford, WA11 8SJ

- EPC: TBC
- Council Tax Band:- A - St Helens
- Freehold
- No Onward Chain
- Highly Sought-After Rainford Village Location
- Three Spacious Bedrooms
- Two Generous Reception Rooms
- Fantastic Modernisation & Open-Plan Living Potential
- Large Private Rear Garden Backing Onto Fields
- Driveway Parking for Up to Four Vehicles

Offered to the market with no onward chain, this spacious three-bedroom property presents a fantastic opportunity for buyers looking to secure a home in the highly sought-after village of Rainford. Offering generous accommodation throughout and excellent potential for modernisation, this is the perfect blank canvas for purchasers looking to put their own stamp on a property and create their ideal family home.

Occupying a generous plot, the property benefits from excellent kerb appeal and a substantial driveway providing off-road parking for up to four vehicles.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway. To the front is a spacious living room, whilst to the rear is a second generous reception room, providing excellent space for both everyday family living and entertaining. The ground floor is completed by a fitted kitchen and a useful rear porch.

The existing layout offers fantastic scope for reconfiguration, with exciting potential to create a stunning open-plan kitchen, dining and family area across the rear of the property, subject to any necessary approvals.

To the first floor, the landing provides access to three spacious bedrooms, a family bathroom and a separate WC, offering well-proportioned accommodation for growing families.

Externally, the rear garden is undoubtedly one of the property's standout features. Generous in size and enjoying an excellent degree of privacy, the garden is predominantly laid to lawn and backs directly onto open fields. This wonderful outdoor space offers endless possibilities for landscaping and entertaining, with fantastic potential to create a beautiful garden setting that makes the most of the neighbouring farmland views.

Situated within the ever-popular Rainford Village, the property is conveniently positioned for excellent local amenities, highly regarded schools, shops, cafés and transport links.

EPC: TBC

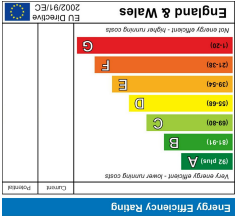
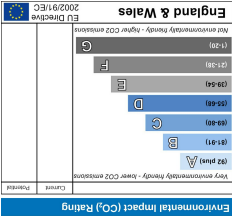







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