

5, Sandon Grove, St. Helens, WA11 8AU

Asking Price £375,000

David Davies Collection



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- Tenure: | Council Tax Band: E | EPC: TBC
- Extended Three-Bedroom Detached Family Home
- Occupying A Substantial Plot
- Extended Rear Reception Room Overlooking Garden
- Modern Family Shower Room
- Probate Has Been Applied For
- Prestigious And Sought-After Rainford Location
- Spacious Lounge And Separate Dining Room
- Utility Room And Ground-Floor WC

David Davies Sales & Lettings Agent are delighted to bring to the market this impressive extended three-bedroom detached family home, occupying a substantial plot in a prestigious and highly desirable location on Sandon Grove, Rainford. Offering generous living accommodation, excellent outdoor space and plenty of potential, this superb property is ideally suited to families seeking a spacious home in a sought-after residential setting.

Upon entering, a welcoming entrance porch leads through to a spacious lounge, providing a comfortable setting for relaxation. This flows into a separate dining room, creating an ideal space for family meals and entertaining. The kitchen is conveniently positioned alongside a fantastic extended reception room to the rear, which enjoys lovely views over the garden and provides further versatile living space.

The ground floor is completed by a practical utility room, a downstairs WC and internal access to the integral garage, adding further convenience and storage.

To the first floor are three well-proportioned bedrooms, all served by a modern family shower room.

Externally, the property continues to impress. To the front is a generous driveway providing ample off-road parking, complemented by mature greenery and access to the attached garage. To the rear is a particularly attractive feature of the home: a large, private garden with a spacious patio area, offering an excellent setting for outdoor dining, entertaining and family enjoyment.

Situated within one of Rainford's most desirable residential locations, this extended detached home offers a fantastic combination of space, privacy and convenience.

EPC: TBC

Probate Has Been Applied For





















Floorplan To Follow



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