



1, Victoria Street, Rainford, WA11 8DA

Offers Over £230,000

*David
Davies* Collection



1, Victoria Street, Rainford, WA11 8DA

- EPC:D
- Council Tax Band: A
- Freehold
- No Onward Chain
- End Terrace Property
- Open Plan Living Room Through Dining Room
- Modern Fitted Kitchen (2023)
- Three Spacious Bedrooms
- Three Piece Family Bathroom
- Street Parking

We are delighted to present to the sales market this fabulous three-bedroom end-terraced property, ideally positioned within the heart of Rainford Village on the ever-popular Victoria Street, with 'No Onward Chain'.

The accommodation briefly comprises a welcoming porch entrance leading into a hallway, which in turn opens into a comfortable and well-proportioned lounge. This flows through to a dedicated dining area, creating a sociable space ideal for both everyday living and entertaining. To the rear of the property is a stunning, recently fitted kitchen (2023), finished to a high standard and boasting an extensive range of premium wall and base units, complemented by solid work surfaces, providing both style and practicality.

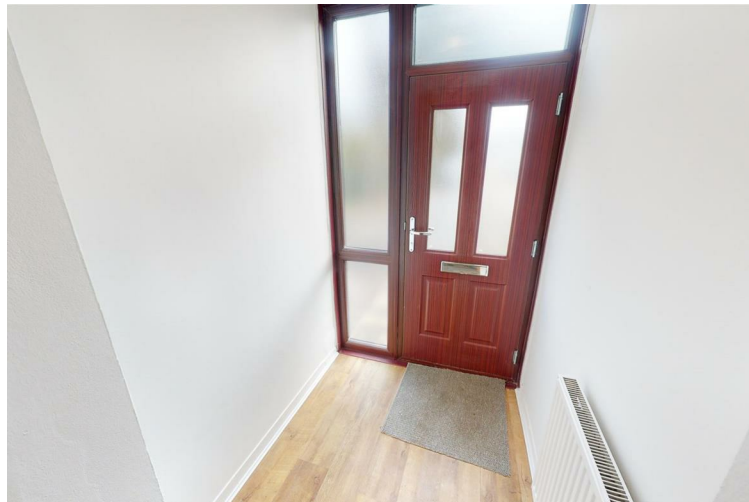
The property further benefits from gas central heating and is fully double glazed throughout, ensuring comfort and efficiency.

To the first floor, the landing leads to three well-sized bedrooms and a modern three-piece family bathroom, complete with both a bath and overhead shower, catering perfectly to family needs.

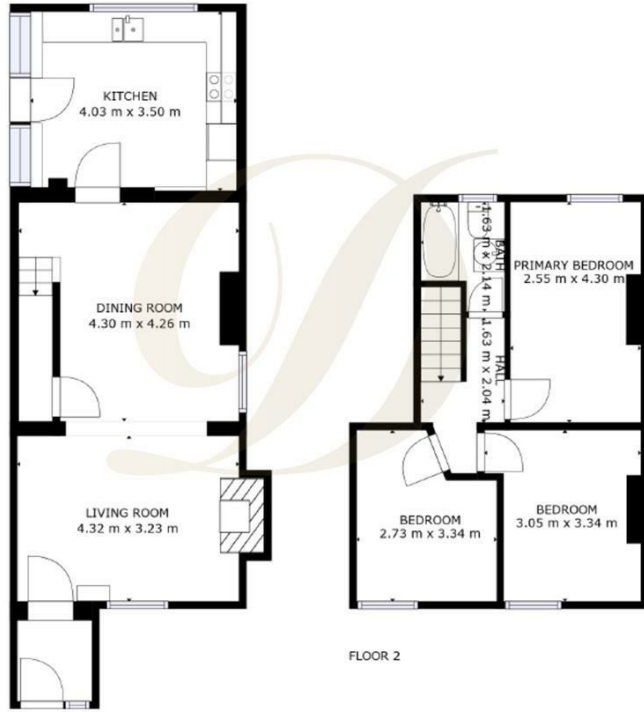
Externally, to the front there is ample on-street parking. To the rear, the property enjoys a beautifully maintained garden, featuring a spacious patio area and a lawned section, offering an ideal setting for outdoor dining, relaxation, and entertaining during the summer months.

Located within a highly sought-after village setting, the property is conveniently close to a range of local amenities, reputable schools, and excellent commuter links, providing easy access to Liverpool, Manchester, and surrounding areas.

EPC:D







FLOOR 1

FLOOR 2



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

David Paul David

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	