



**40, Windermere Drive, Rainford, WA11 7LD**

**Offers Over £200,000**

*David  
Davies* *Collection*





## 40, Windermere Drive, Rainford, WA11 7JN

- EPC:D
- St Helens Council Tax: Band B
- Brand New Decor (2019)
- Large Rear Garden
- Three Bedrooms
- Two Bedrooms To The First Floor
- Off Road Parking
- Freehold

We are delighted to bring to market, this substantial semi-detached property in the ever popular location of Rainford village, having two/three bedrooms, two are to the first floor and one ground floor, plus there is a utility, cloaks WC and modern first floor bathroom and a large rear garden.

The accommodation briefly comprises; Entrance hallway which leads to a lounge. There is a superb kitchen which is open plan and offers dining space. There are French doors leading to the rear garden. The kitchen offers a range cooker, laminate flooring, wall and base units with contrasting work surface areas.

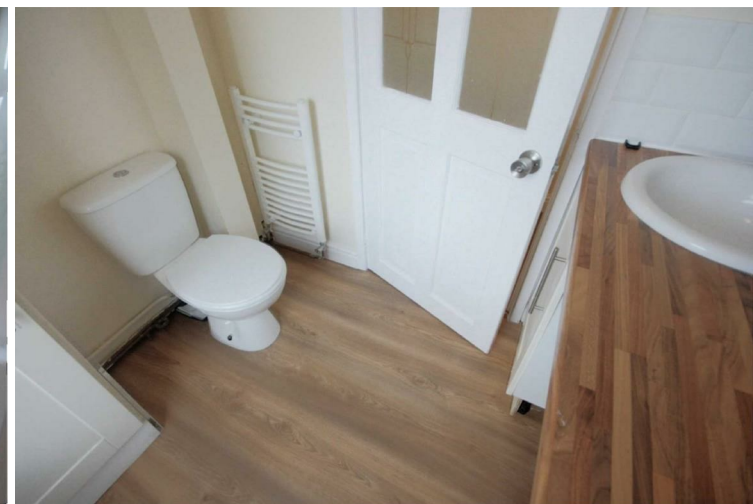
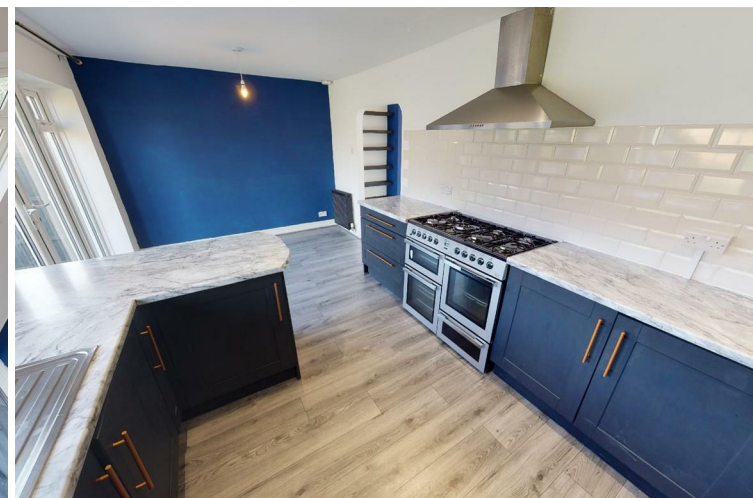
Further there is a utility room with cloaks WC, and reception room/ground floor bedroom three.

To the first floor there are two double bedrooms and a modern bathroom.

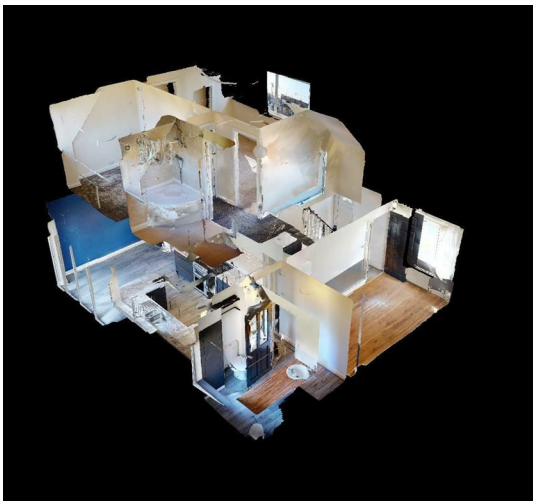
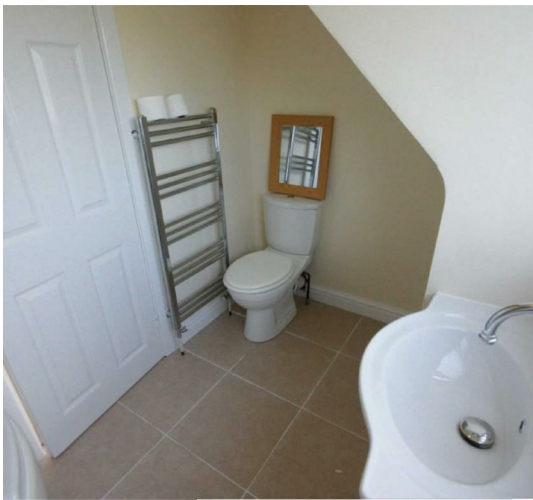
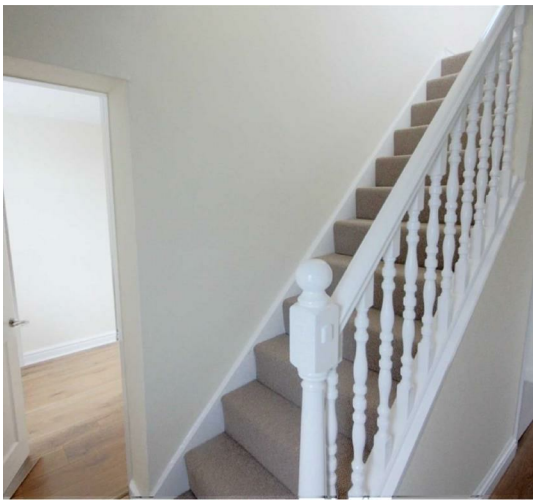
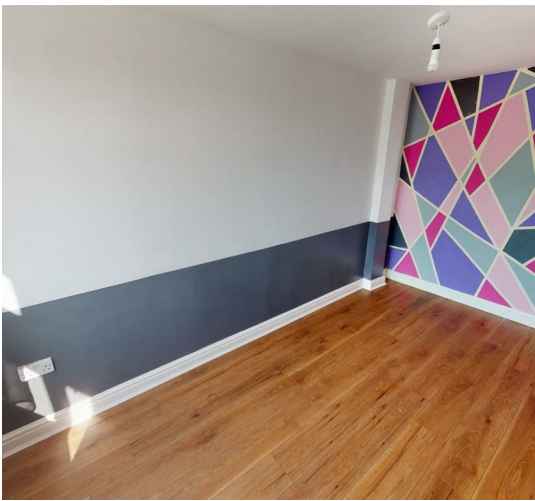
The property has UPVC double glazing, gas central heating, off road parking and is convenient for the M58 motorway, village schools and shopping areas.

Note: This property is a steel frame non standard construction.

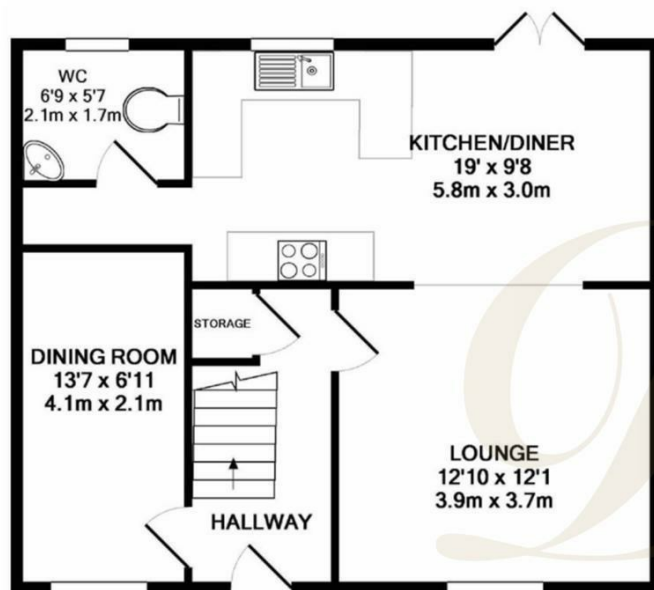
EPC:D



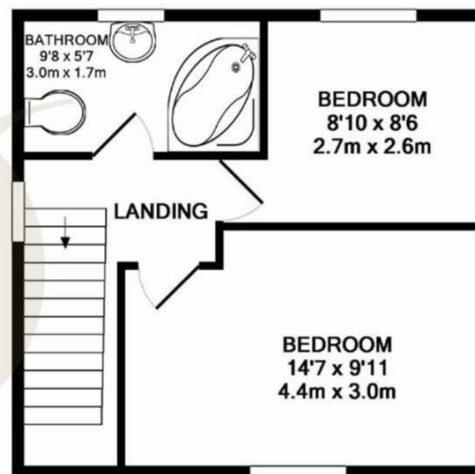








ROUND FLOOR  
APPROX. FLOOR  
AREA 558 SQ.FT.  
(51.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**David Davies**

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*David Davies*

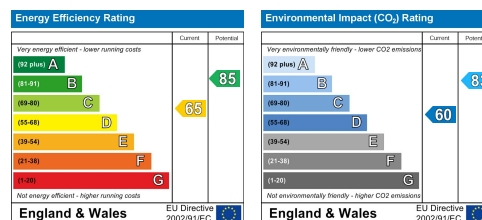
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