



8 Kendal Drive  
Rainford, St. Helens, WA11 7LF  
Offers Around £250,000

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NO UPWARD CHAIN INVOLVED!

Here's a fantastic opportunity to acquire an extended, refurbished modern three-bedroom Dormer bungalow. This home has been recently upgraded with a full rewire, new plumbing, a new central heating system with a boiler, and a beautiful modern bathroom. The open plan fitted kitchen/diner includes integrated appliances, an instant boiling water tap on the island, electric blackout blinds controlled by smartphone or remote, and USB sockets.

The property benefits from a gas central heating system and double glazing. The accommodation comprises a spacious lounge, an open plan kitchen/diner with a utility room, three bedrooms on the first floor, and a family bathroom.

Externally, there's a patterned concrete driveway at the front providing ample parking. The rear features a garden and patio area with easy maintenance artificial turf, a converted snooker room with a full-size snooker table, and a WC. Outside, you'll find hot and cold taps and sockets.

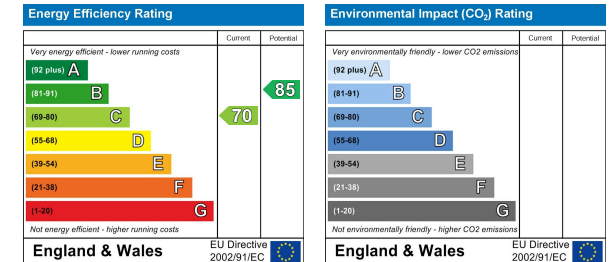
Viewing is essential to fully appreciate this lovely home.



## Floor Plan



## Energy Efficiency Graph



### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.