

FREEHOLD



House - Detached

17 ARNSIDE AVENUE, RAINHILL, MERSEYSIDE, L35 9JH

Asking Price

£267,000

FEATURES

- A lovely three bedroom detached property
- Situated within walking distance to Whiston Hospital
- Close to local schools, shops and transport links
- Entrance hall, lounge
- Dining kitchen with french doors to the garden
- Modern family shower room with a three piece suite
- Gardens to the front and rear
- Driveway and single garage
- An early viewing is advised



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3 Bedroom House - Detached located in Rainhill

Entrance Hall

Laminate wood effect flooring. Stairs to the first floor accommodation. UPVC part glazed front door. Understairs storage. Central heating radiator.

Lounge

14'4 x 11'9

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Central heating radiator.

Dining Kitchen

16'2 x 11'6 max

UPVC double glazed french doors leading to the garden and UPVC double glazed bay window. Part laminate/part tiled flooring. Fitted with a range of grey gloss wall and base units comprising of cupboards, drawers and contrasting quartz work surfaces and incorporating a 1 1/2 bowl sink unit. Plumbed for an American style fridge freezer. Column radiator.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One

11'2 x 10'6

UPVC double glazed bay window to the front aspect. Central heating radiator.

Bedroom Two

11'1 x 10'9

UPVC double glazed window to the rear aspect. Central heating radiator. Built in storage cupboard

Bedroom Three

8'0 x 7'9

UPVC double glazed window to the rear aspect. Central heating radiator.

Shower Room

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a white gloss vanity unit housing a wash hand basin with mixer tap and a low level wc. Heated towel rail. Part tiled walls.

External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays. Security lighting. Gate to the side. Water supply.

The side has a driveway with double gates to the front leading to a single detached garage.

At the front is a gravelled garden with a driveway for off road parking.

AGENTS NOTES

Please note that although the property is freehold, there is a chief rent of £5.00 per year





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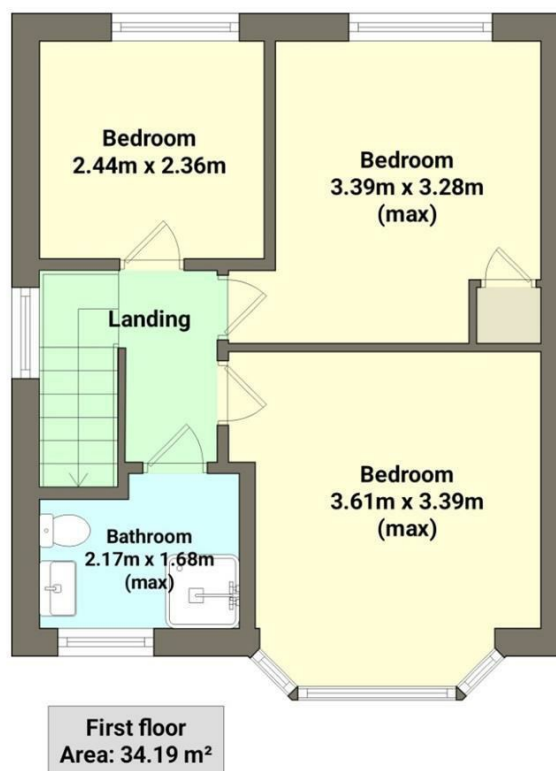
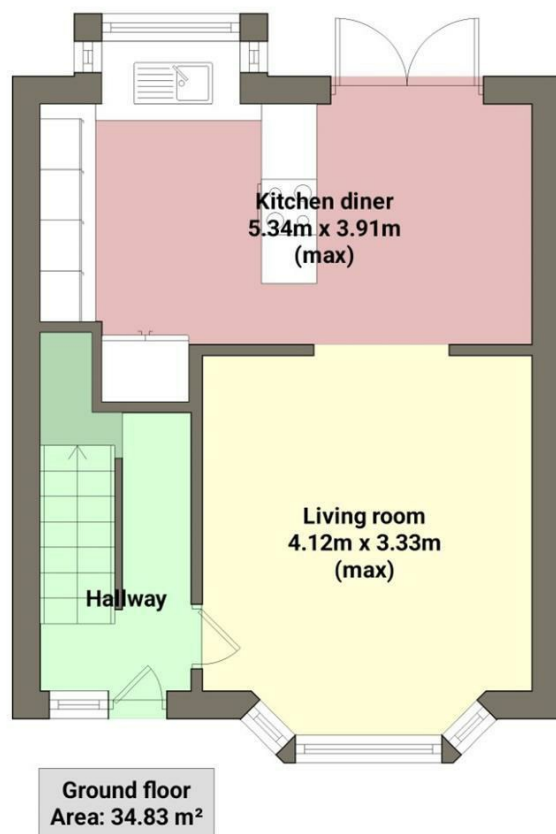
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Council Tax Band

C



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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