



**14, Linear Bank Close, Rainford, WA11 8FZ**

**Asking Price £360,000**

*David  
Davies* *Collection*





**14, Linear Bank Close, Rainford, WA11 8F7**

- EPC:B
  - Leasehold - 992 Years Remaining
  - Two Reception Rooms
  - Three Bathrooms
  - Village Location
- Council Tax Band: D
  - Semi Detached Property
  - Three Bedrooms
  - Driveway Parking For Two Cars
  - Excellent Location

David Davies Sales & Lettings are delighted to welcome to the sales market one of the fabulous houses of Linear Bank Close. A stunning three bedroomed Semi Detached property with accommodation flowing over three storeys.

The property is accessed via a private driveway to the front and has the Linear Path nature trail to the rear meaning that the property is not overlooked.

Situated in the heart of Rainford village and the property only built six years ago, this house is a real show stopper.

The home is very spacious, offering a ground floor W.C, a front lounge and an amazing family sized modern kitchen and dining area with an extensive array of wall and base storage solutions, integrated appliances, and premium solid worktops. There is French doors which open up onto the private rear garden.

To the first floor is the second reception room which is of a great size and the master bedroom boasting a beautiful en-suite facility with integrated wardrobes and in whole finished to a very high standard.

To the second floor is where we find the three piece white family bathroom and two more double bedrooms with the rear bedroom incorporating a stylish fitted wardrobe and allows an abundance of light hitting the room through the lovely Velux windows.

To the rear of the property we have a lawned area, with patio and plenty of space for those family BBQs when the sun comes back out. To the left of the property we have a long driveway for at least two cars.

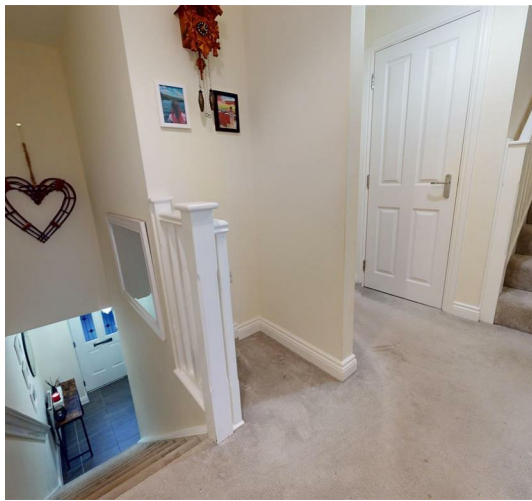
Not only is the property highly regarded but the surroundings are what bring so many people to the area. From popular schools, access to amenities, superb road links with some popular local pubs and walking trails around Rainford village.

If you live in the area you'll already know but if not it won't take long until you have a real appreciation to the surroundings.

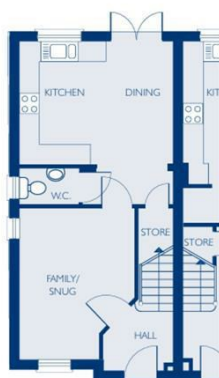
EPC:B







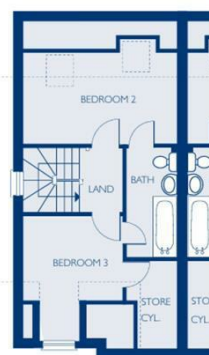




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**David Davies**

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*David Davies*

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below  
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