



Ryder Court, Rainhill, Prescot L35 4PW

Offers invited £274,950

A very impressive detached barn conversion bungalow style, finished throughout to a very high standard with feature marquetry internal doors, a modern well designed and fitted kitchen inclusive of appliances.

Accessed via a long driveway leading to the old Eccleston Park Golf Course there are remote wrought iron gates which lead to the properties.

The accommodation is very attractively presented and briefly comprises hall, guest cloakroom, fitted modern kitchen with integrated appliances, lounge with double opening doors to the patio and garden, master bedroom with large en-suite. Gas central heating is installed, and the windows are double glazed, some are even triple glazed, there is off road parking and gardens to front, side and rear.

Entrance Hall



From a feature double glazed and panelled door into the hall, access to each room, plus a deep built in storage cupboard.

Guest Cloakroom

Fitted with a modern W.C. and wash hand basin.

Lounge

20'11" x 14'1" (6.38m x 4.30m)



A large and bright room with feature beamed ceiling, double glazed Georgian windows to front and rear and double opening French doors to the side elevation, amply heated from wall positioned radiators.

Kitchen area

8'3" x 7'6" (2.52m x 2.29m)



Well planned and fitted with an excellent range of wall, base, display and drawer units with splash black tiling to generous work surfaces over, stainless steel single drainer sink unit, integrated oven/grill, microwave, hob with extractor over, integrated dish washer washing machine and fridge freezer, recessed lighting.

Master Bedroom

11'8" x 11'1" (3.56m x 3.39m)



With triple double-glazed window to the front elevation, fitted wardrobes, and heated from a panelled radiator, feature beamed ceiling.

En-Suite



A very spacious en-suite comprising double walk in shower, vanity wash hand basin, low suite W.C. complimentary tiling, chrome effect heated towel radiator, obscure double-glazed window.

Front Garden

Attractive front garden well maintained with side off road parking, gated side access.

Side Garden



Yorkshire paved patio which also extends to the rear, very well stocked borders, enclosed and very private.

Rear Garden



Equally, another very private garden area, well stocked with mature plants and shrubs, the two sheds one with power supply will remain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B	72	
(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		

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