

LEASEHOLD



House - Semi-Detached

# 22 GOLDSWORTH FOLD, RAINHILL, L35 9LT

Asking Price

**£250,000**

## FEATURES

- Three bedroom modern semi detached property
- Situated at the end of the cul de sac in a desirable location
- Entrance hall, lounge with feature fireplace
- Dining kitchen with french doors and built in appliances
- Family shower room with a modern three piece suite
- Garden at the rear with patio and large lawn
- Driveway at the side for off road parking
- Close to Whiston Hospital, good local schools and transport links



3



1



1

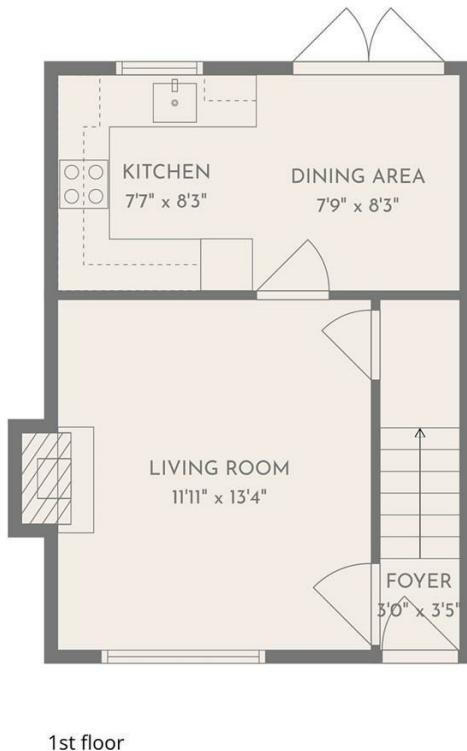


2



# 3 Bedroom House - Semi-Detached located in Rainhill

A beautifully presented three bedroom semi detached property situated at the end of the cul de sac in a desirable location. Close to Whiston Hospital, excellent local schools, local shops and transport links. The accommodation briefly comprises of entrance hall, lounge with feature fireplace and dining kitchen with modern units and built in appliances. On the first floor are three bedrooms and a family shower room with a modern suite. Externally there is a rear garden with patio and large lawn and the front has a garden with a driveway for off road parking. An early viewing is advised. EPC GRADE: C



1st floor

2nd floor

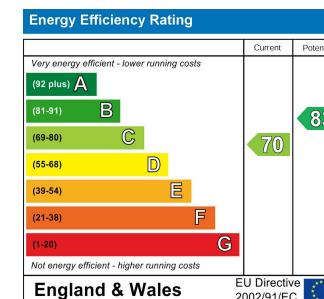
**TOTAL: 670 sq. ft**  
1st floor: 336 sq. ft, 2nd floor: 334 sq. ft  
EXCLUDED AREAS: FIREPLACE: 6 sq. ft, WALLS: 76 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Call us on

**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)  
[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

**Council Tax Band**



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.

