

LEASEHOLD



House - Semi-Detached

# 22 GOLDSWORTH FOLD, RAINHILL, L35 9LT

Asking Price

## £250,000

### FEATURES

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

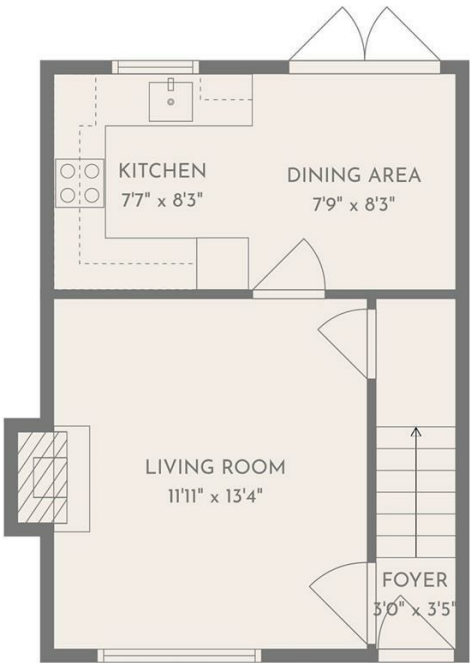


**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 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 adining 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

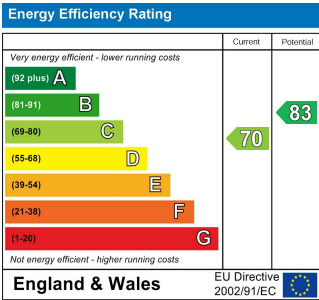


2nd floor

**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  
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**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.



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