

LEASEHOLD



House - Semi-Detached

9 DUNBEATH CLOSE, RAINHILL, L35 0QJ

Asking Price

£255,000

FEATURES

- A spacious three bedroom semi detached property
- Close to excellent local schools, Rainhill Village and transport links
- Lounge with feature fireplace
- Family bathroom with a separate wc
- Situated at the bottom of the cul de sac
- Entrance hall, downstairs cloaks with a two piece suite
- Dining Kitchen, dining room and playroom/third reception room
- Paved garden at the front with driveway for off road parking



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached

located in Rainhill

Nestled in the highly sought-after location of Rainhill, this spacious three-bedroom semi-detached house on Dunbeath Close offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a charming entrance hall that leads to a well-appointed downstairs cloakroom, enhancing the practicality of the home.

The property boasts three generous reception rooms, providing ample space for both relaxation and entertainment. The inviting lounge is perfect for unwinding after a long day, while the dining kitchen and separate dining room create an ideal setting for family meals and gatherings. Additionally, there is a further reception room that can serve as a playroom or an extra bedroom, catering to your family's needs.

The three bedrooms are well-sized and there is a family bathroom with separate wc. Outside, the property offers parking for up to three vehicles, a valuable feature in this desirable area. At the front is a paved garden and at the rear is a lawned garden.

With its spacious layout and versatile rooms, this semi-detached house is perfect for families looking to settle in a welcoming neighbourhood. Don't miss the opportunity to make this delightful property your new home. EPC GRADE: D

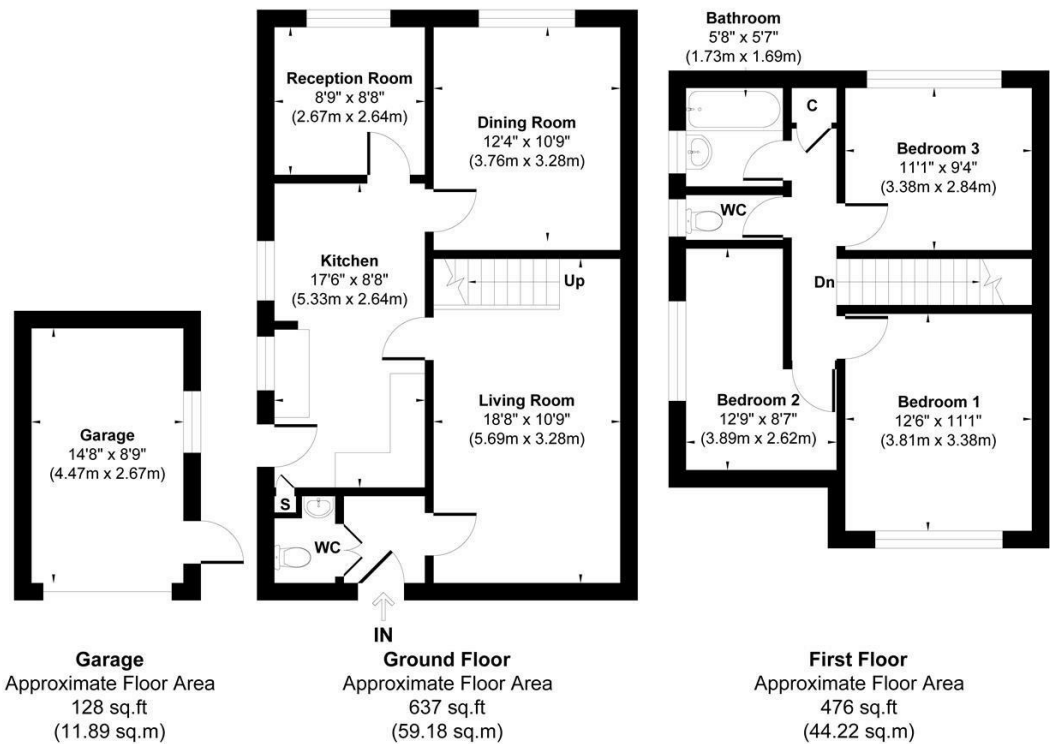
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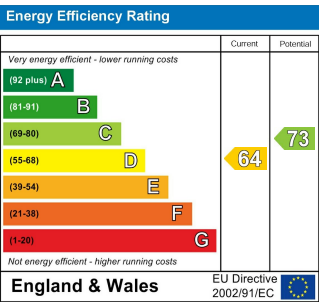
Council Tax Band

C



Approx. Gross Internal Floor Area 1241 sq. ft / 115.29 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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.

