

LEASEHOLD



House - Semi-Detached

**33 AMANDA ROAD,  
RAINHILL, L35 8PN**

Asking Price

**£240,000**

### FEATURES

- Spacious and well presented three bedroom semi detached
- Large entrance hall, lounge and dining room
- Ground floor shower room and first floor bathroom
- Driveway at the front and single garage
- Situated in a popular location close to schools and transport links
- L shaped kitchen with built in appliances and utility room
- Garden at the rear with decking and large lawn
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached

## located in Rainhill

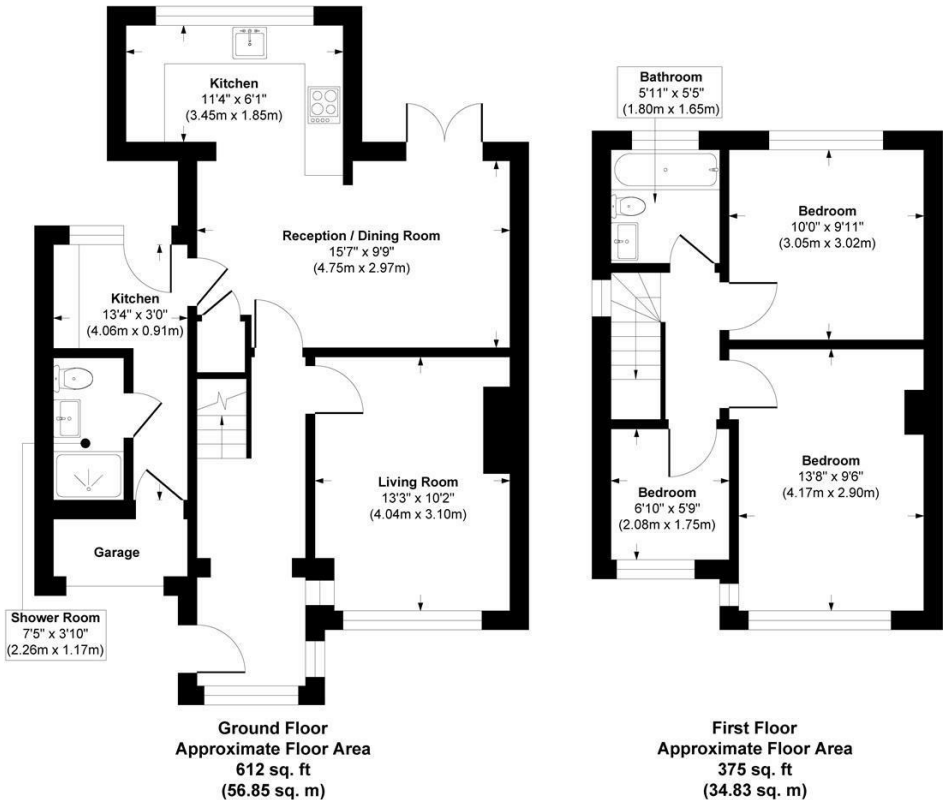
A lovely three-bedroom semi-detached home, situated in a popular and convenient location close to well-regarded local schools, shops, public transport links, and motorway access.

The spacious accommodation briefly comprises a welcoming large entrance hall, a comfortable lounge, and a separate dining room. The heart of the home is the L-shaped dining kitchen, fitted with built-in appliances and offering an excellent space for family living and entertaining. Additional ground-floor benefits include a modern shower room and a separate utility room, adding further practicality.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a generous rear garden featuring decked seating and a lawned area, ideal for outdoor relaxation and entertaining. To the front, a driveway provides off-road parking and leads to a single garage.

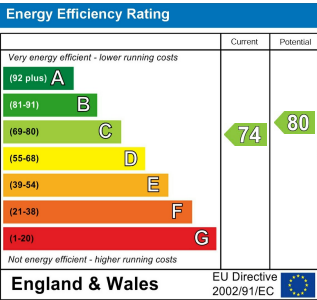
Early viewing is highly recommended.  
EPC Rating: C



**Approx. Gross Internal Area 987 sq. ft / 91.68 sq. meters**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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**B**



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.

