



# Ian Anthony

The Estate Agents

# Lime Grove, Rainford, WA11 8DS

Guide Price £320,000

3 1 2



- Three-bedroom semi-detached
- Generous kitchen/dining
- Modern family bathroom
- Newly fitted boiler with seven-year warranty
- Spacious living room
- Light-filled conservatory
- Well maintained garden





Beautifully presented three-bedroom semi-detached home in the popular residential area of Rainford. Offering spacious and well-maintained accommodation, this property features a welcoming living room, a sociable kitchen diner ideal for family life, and a bright conservatory overlooking the private rear garden. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Externally, there is a generous driveway, enclosed rear garden perfect for relaxing or entertaining, and a detached garage providing additional storage or secure parking. An ideal home for families, first-time buyers or those looking to upsize. No onward chain.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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