

LEASEHOLD



House - Semi-Detached

22 GOLDSWORTH FOLD, RAINHILL, L35 9LT

Asking Price

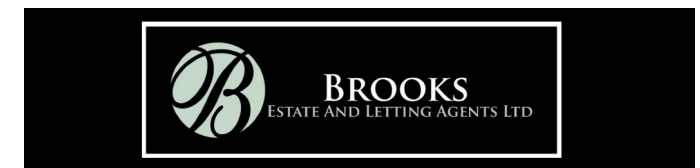
£250,000

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



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3 Bedroom House - Semi-Detached located in Rainhill

Entrance Hall

Laminate wood effect flooring. Stairs to the first floor accommodation

Lounge

13'7 x 12'5

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Understairs storage cupboard.

Dining Kitchen

15'8 x 8'7 max

UPVC double glazed window to the rear aspect and french doors leading to the garden. Laminate tile effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces with matching upstands and incorporating a single bowl sink unit with mixer tap. Integrated appliances include an electric hob, electric oven and black extractor canopy. Built in fridge freezer.

Landing

Doors to all rooms. Built in airing cupboard. Loft access point.

Bedroom One

16'3 max x 8'8

Two UPVC double glazed windows to the front aspect. Central heating radiator.

Bedroom Two

9'2 x 8'3

UPVC double glazed window to the rear aspect. Central heating radiator.

Bedroom Three

8'4 x 6'4

UPVC double glazed window to the rear aspect. Central heating radiator.

Shower Room

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Tiled walls.

External

At the rear of the property is a paved patio area with a large lawn. At the front is an open plan lawned area with a driveway at the side.

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 900 years from 2nd September 1994 and the ground rent is £60 per year



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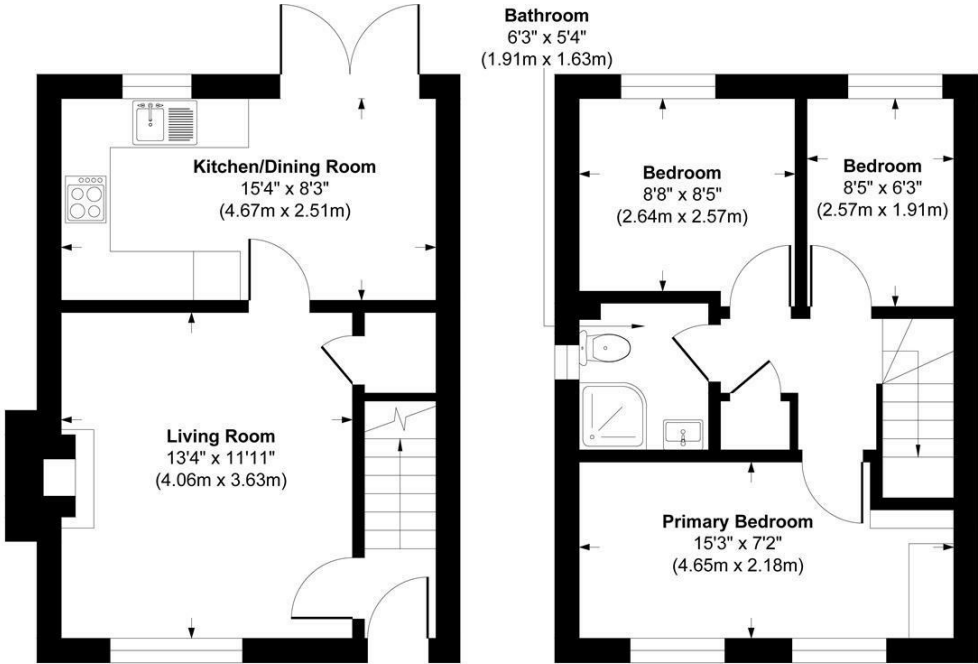
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Council Tax Band

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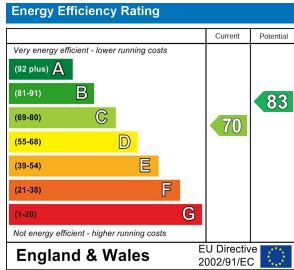


Ground Floor
Approximate Floor Area
343 sq. ft
(31.86 sq. m)

First Floor
Approximate Floor Area
339 sq. ft
(31.49 sq. m)

Approx. Gross Internal Area 682 sq. ft / 63.35 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.



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.

