



8 Manor Avenue, Rainhill, L35

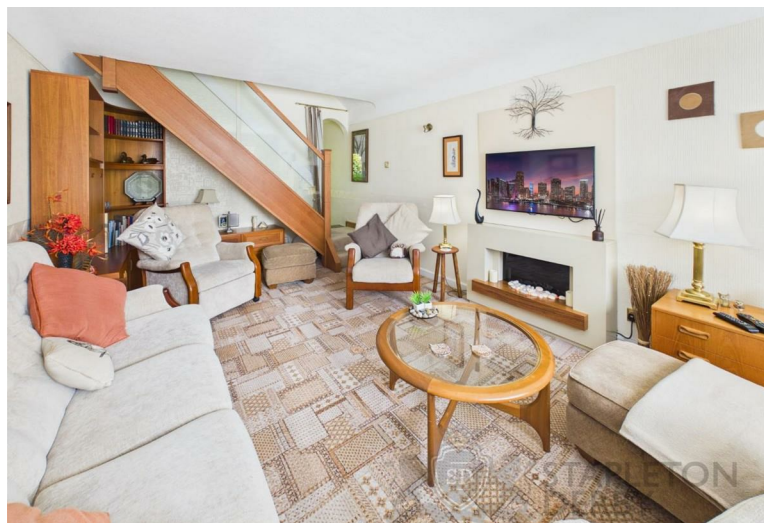
Offers Over £425,000



A much loved and well-maintained four-bedroom detached family home, situated in the ever sought-after area of Rainhill. Ideally positioned close to highly regarded local schools, a range of amenities, excellent transport links, and convenient motorway connections, this property is perfectly suited for modern family living.

The accommodation briefly comprises a welcoming porch, entrance hallway, useful hallway storage, downstairs WC, spacious living room, additional rear lounge, rear study or versatile extra reception room, and a modern fitted kitchen complete with breakfast bar. To the first floor, there are four well-proportioned bedrooms along with a family bathroom. Externally, to the front of the property there is off-road parking and side access. To the rear, a beautifully maintained mature garden offers a patio seating area and further side access, creating an ideal space for outdoor entertaining and relaxation. In addition, there is an extended garage to the rear, offering excellent potential to be transformed into a superb additional space.

Situated in Rainhill, this is a fantastic opportunity to acquire a versatile family home in a highly desirable location - EPC, TBC





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.