TAYLOR MAXWELL

ESTATE AGENTS









5 PORTER CLOSE, RAINHILL, L35 6PY

OFFERS IN THE REGION OF £250,000

Taylor Maxwell are delighted to offer for sale this three / four bedroom link detached house situated in a small cul de sac in a sought after location in Rainhill. The property comprises of entrance hall, large living room, running the full width of the house, separate dining room, a fitted kitchen and a second reception room / fourth bedroom. To the first floor are three double bedrooms and a family bathroom. Gas central heated and double glazed. There are gardens front and rear. Within walking distance of the local schools the property is an ideal family home.

www.taylor-maxwell.co.uk

Tel: 01744 850040

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ENTRANCE HALL



DINING ROOM



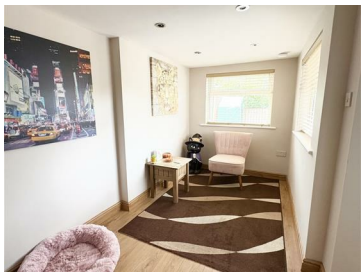
LIVING ROOM



RECEPTION TWO

RECEPTION TWO





KITCHEN



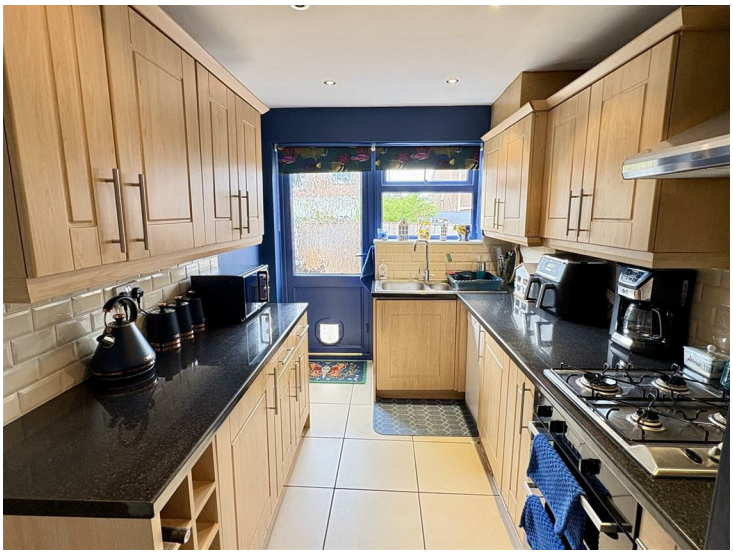
LIVING ROOM



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KITCHEN



BEDROOM 1



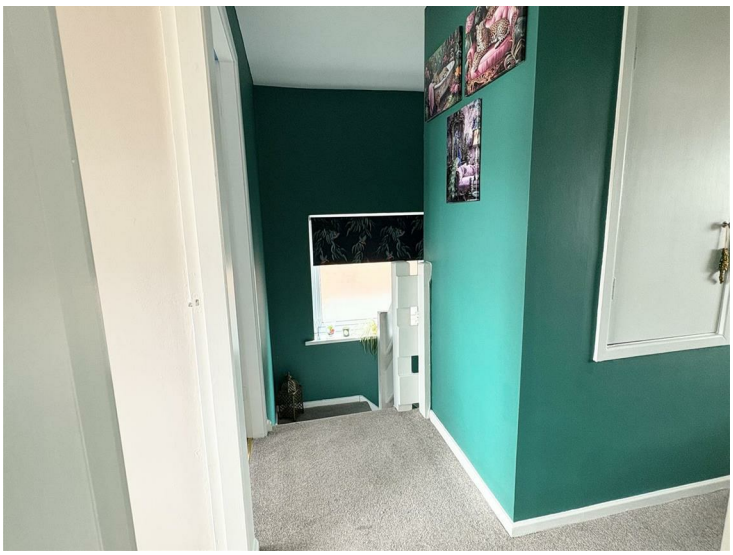
KITCHEN



BEDROOM 1



LANDING



BEDROOM 1



BEDROOM 2



BATHROOM



BEDROOM 2



GARDEN



BEDROOM 3



GARDEN



GARDEN

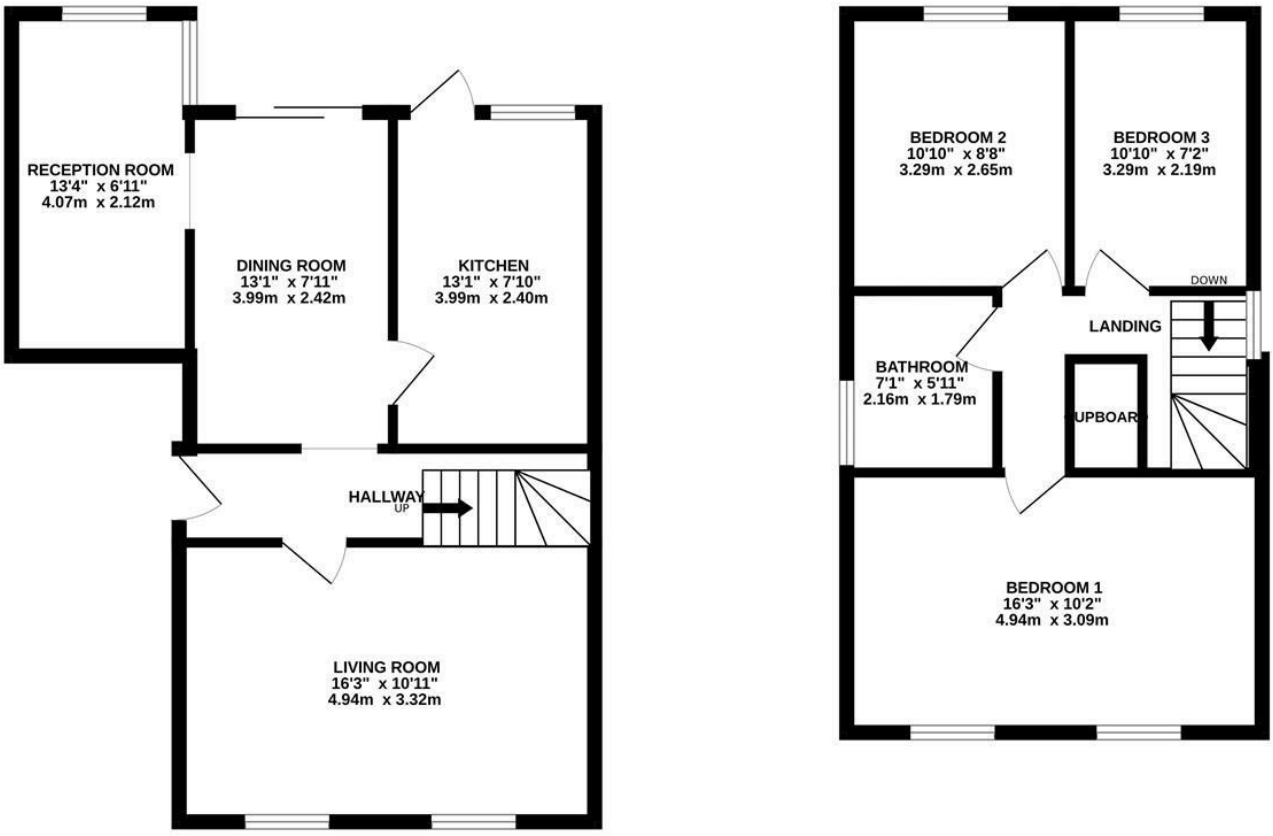
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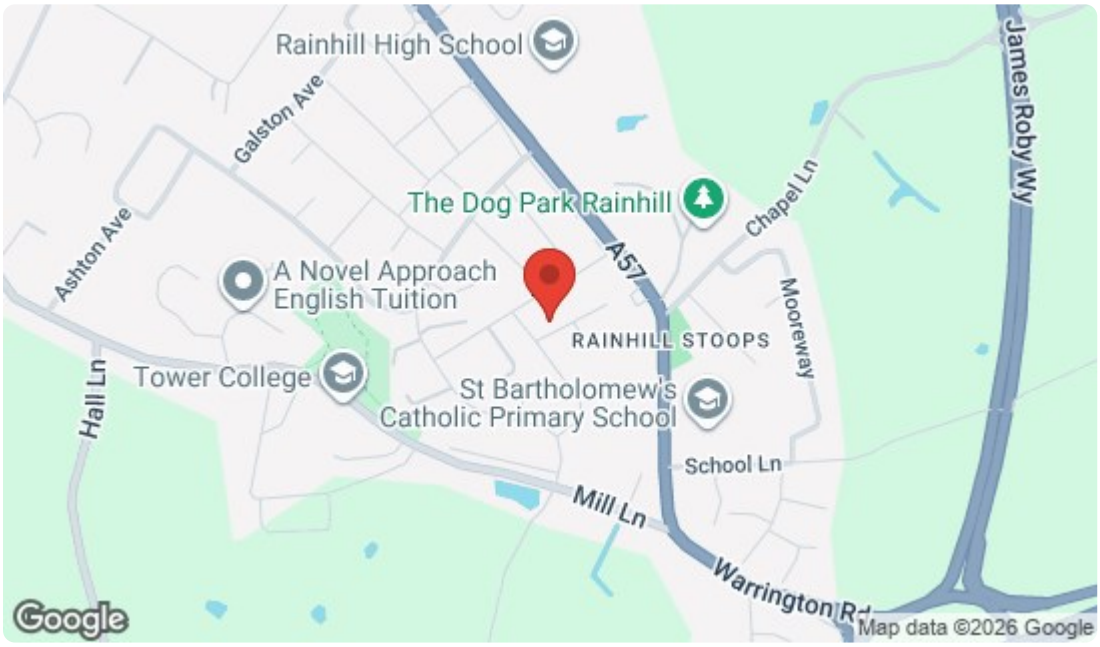
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

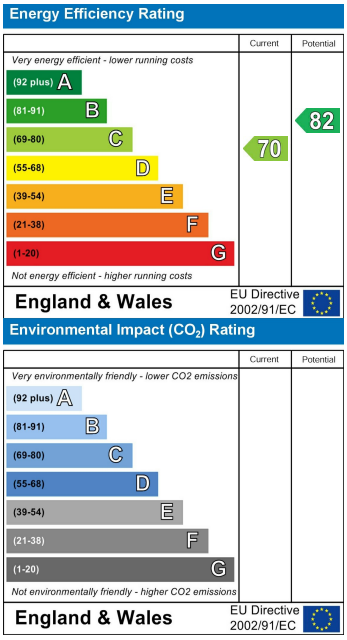
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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