



MISTORIA  
ESTATE AGENTS



## 12 Ryder Court Prescot

**£290,000  
Leasehold**

Mistoria Estate Agents are pleased to offer for sale this lovely three bed semi detached property nestled in the charming village of Rainhill, Merseyside, this modern three-bedroom house offers a delightful blend of comfort and convenience. Spanning an impressive 1,313 square feet, the property is well-suited for families or those seeking a peaceful retreat. Set on a Secluded Former Golf Course in Rainhill.

Upon entering, you are welcomed into an open-plan lounge, diner, and kitchen area, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the layout. Large UPVC double-glazed windows allow natural light to flood the space, further enhancing its appeal.

The property boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort. A family bathroom serves the additional bedrooms, providing ample facilities for all.



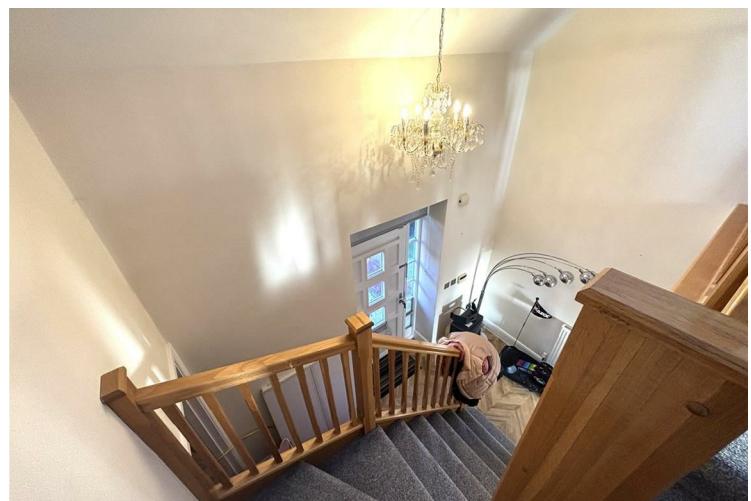
- SUPERBLY LOCATED THREE BED, THREE BATH SEMI DETACHED PROPERTY.
- GF WC.
- CURRENTLY USED AS AN INVESTMENT PROPERTY, TENANTS IN SITU.
- OPEN PLAN LOUNGE, DINER & KITCHEN.
- PRIVATE SOUTH FACING GARDEN. PARKING & SECURITY GATE.
- MASTER ENSUITE, FAMILY BATHROOM &

#### Disclaimer:

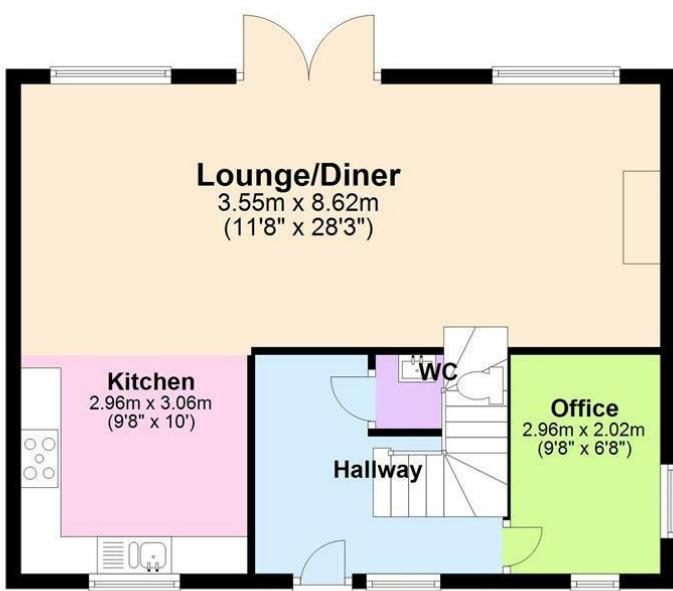
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• UPVC DG & GCH. NO CHAIN!!! • NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS. • LEASEHOLD 960yrs, Ground rent: £0, Service Charge: £1167 pa. • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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/tenants are advised to recheck the measurements

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