TAYLOR MAXWELL

ESTATE AGENTS









575 WARRINGTON ROAD, RAINHILL, L35 4LS

£325,000

A rare opportunity has arisen to purchase a detached bungalow in Rainhill. The property occupies a large plot and is within walking distance of the village itself. Sat behind a feature sandstone wall the double fronted bungalow has mature gardens to front and rear, a driveway and garage. Accommodation comprises of entrance hall, living room, dining room, kitchen, sunroom with french doors opening to the rear garden, three bedrooms and a bathroom. Gas central heated and double glazed. There are gardens to front and rear, a driveway and garage. The property is in need of some modernisation, which once completed, would make it a fantastic home. Early viewing is essential to avoid missing out.

www.taylor-maxwell.co.uk

Tel: 01744 850040

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575 Warrington Road, Rainhill, L35 4LS

FRONT



LIVING ROOM



FRONT

FRONT





FRONT



LIVING ROOM



DINING ROOM



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DINING ROOM



SUN ROOM



KITCHEN



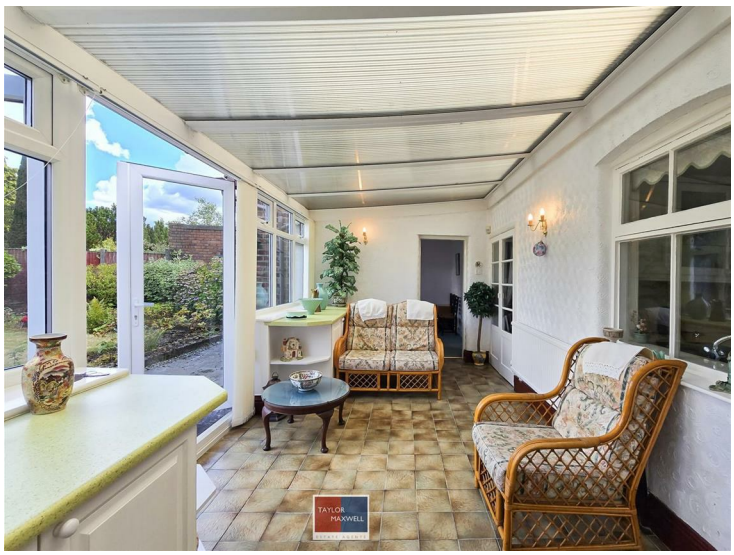
SUN ROOM



KITCHEN



SUN ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 1



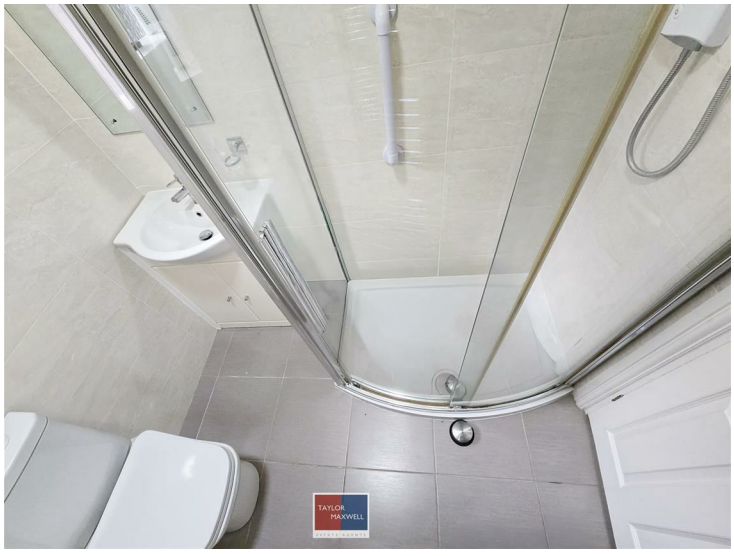
BEDROOM 3



BEDROOM 2



BATHROOM



GARDEN



GARDEN



GARDEN

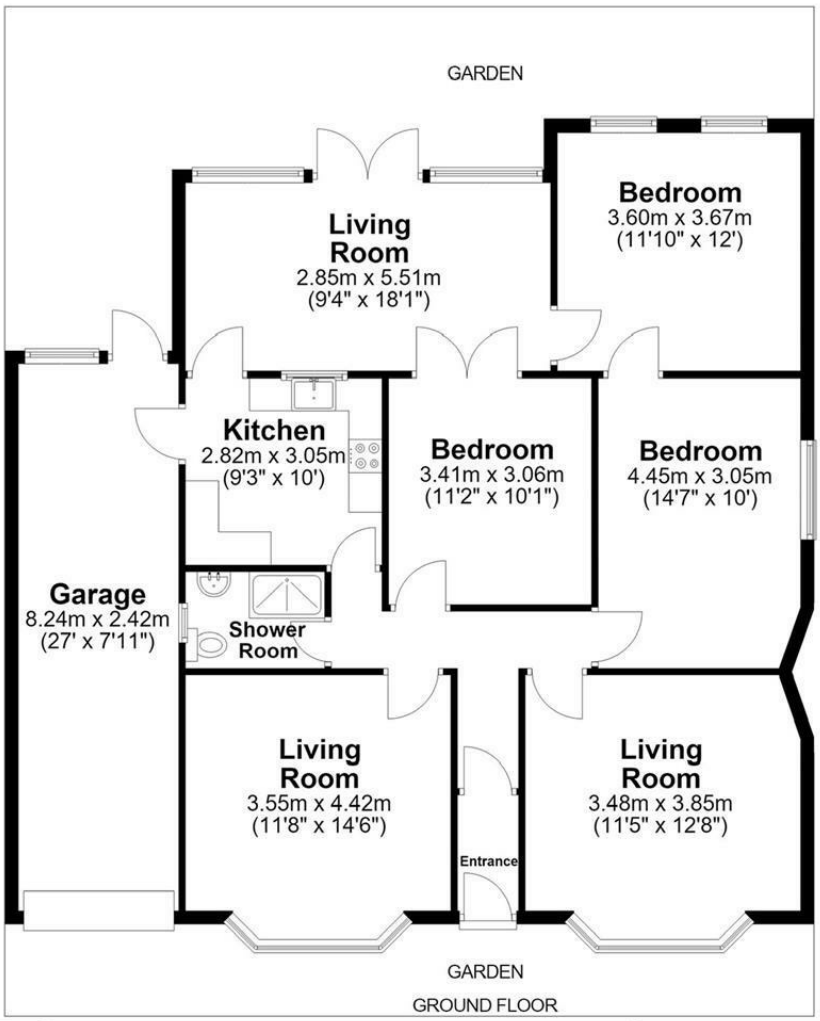


GARDEN



GARDEN



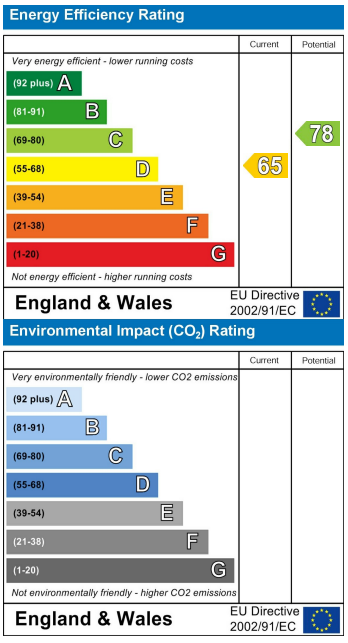


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This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA		
	Sq. meters	106.7
	Sq. feet	1148.7





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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