TAYLOR MAXWELL

ESTATE AGENTS









SWALLOW BARN WARRINGTON ROAD, RAINHILL, L35 6PG

£245,000

Taylor Maxwell are delighted to offer for sale this stunning one bedroom barn conversion situated in the sought after location of Rainhiill. Sitting behind an electric gated entrance, forming part of a courtyard development, this beautiful property offers a truly unique blend of modern living with traditional character. The accommodation comprises of open plan living room and modern kitchen, stairs lead to the first floor which is home to the bedroom, with study area. A feature vaulted ceiling with velux window and built in wardrobes with interior lighting help to give this space a truly luxurious feel. The contemporary bathroom has a airbath and separate shower. Outside the property has parking for three cars. The property has an intercom system for visitors & also benefits from CCTV & an alarm. Easy access to M62 motorway for anyone wanting to commute to Liverpool or Manchester. Ready to move into, viewing essential to appreciate this property's unique appeal. The property can come fully furnished, if preferred & has a super king size bed, as well as a fold away bed for visitors.

www.taylor-maxwell.co.uk

Tel: 01744 850040

FRONT



FRONT



FRONT



LIVING ROOM



FRONT



LIVING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM



KITCHEN



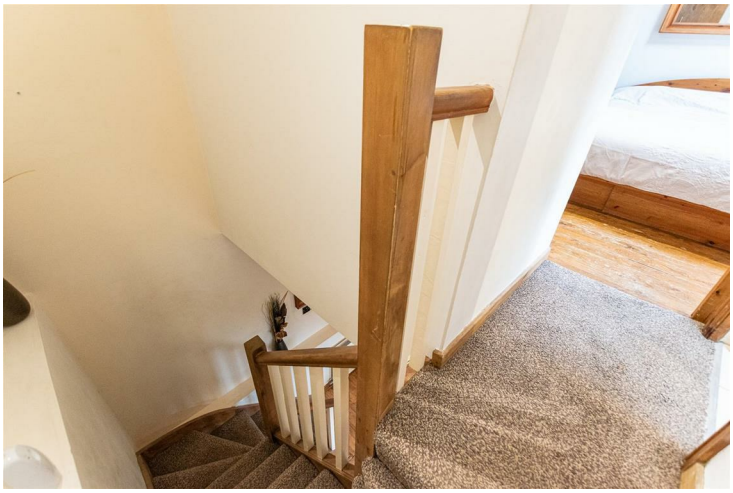
KITCHEN



BEDROOM



LANDING



BEDROOM



BEDROOM



BEDROOM



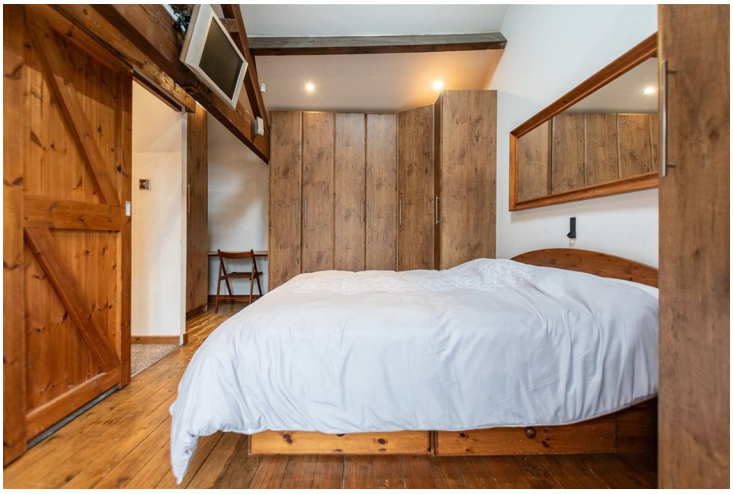
BEDROOM



BEDROOM



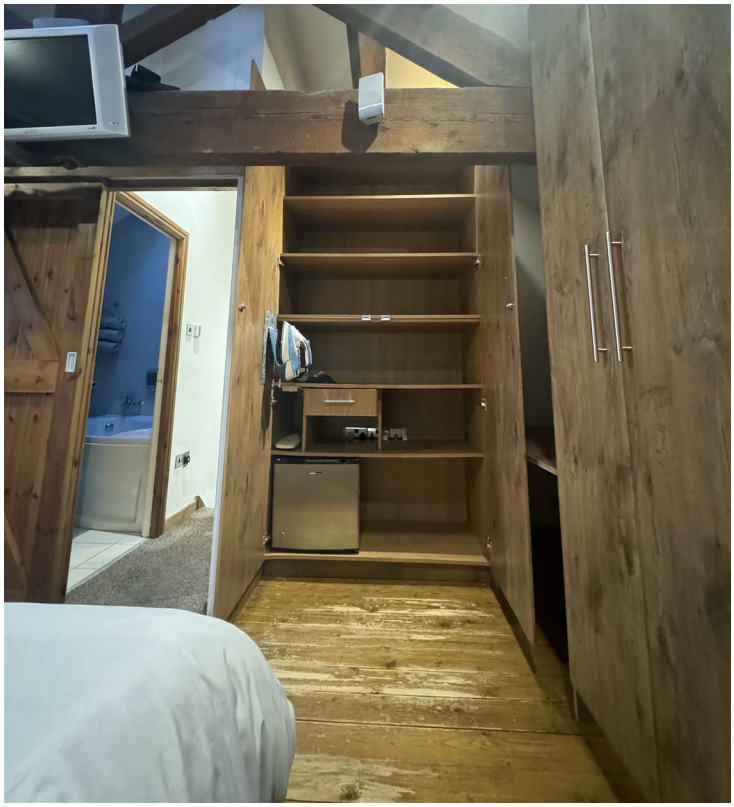
BEDROOM



BEDROOM



BEDROOM / STUDY AREA.



The study area also comprises of a lockable filing cabinet that matches the wardrobes & houses the integrated iron & ironing board, as well as a fridge.

BEDROOM STUDY AREA



BATHROOM



The bathroom also benefits from being tiled from floor to ceiling with electric underfloor heating & an airbath.

BATHROOM



OUTSIDE



Outside there is parking spaces for 3 vehicles and a shed. The outdoor shed measures:

Length: 2200mm
Width: 1800mm

& benefits from having a flush telescopic post concreted in to the driveway for securing a motorcycle or bicycles.

BATHROOM



PARKING



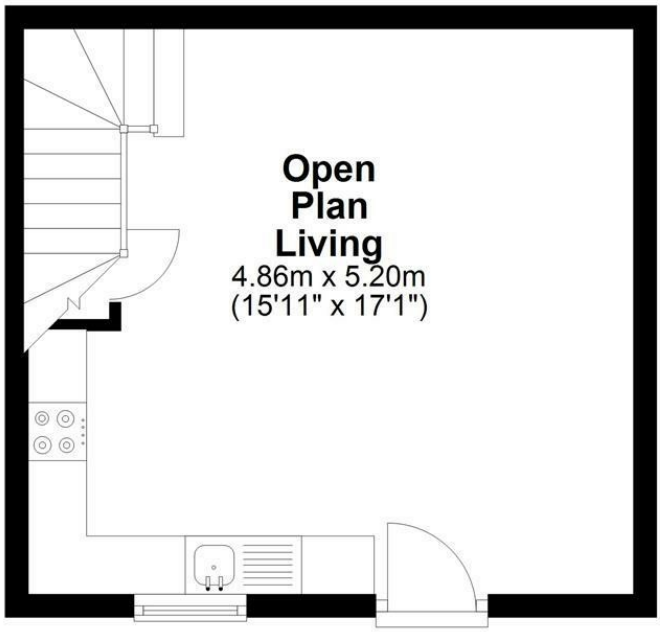


SHED

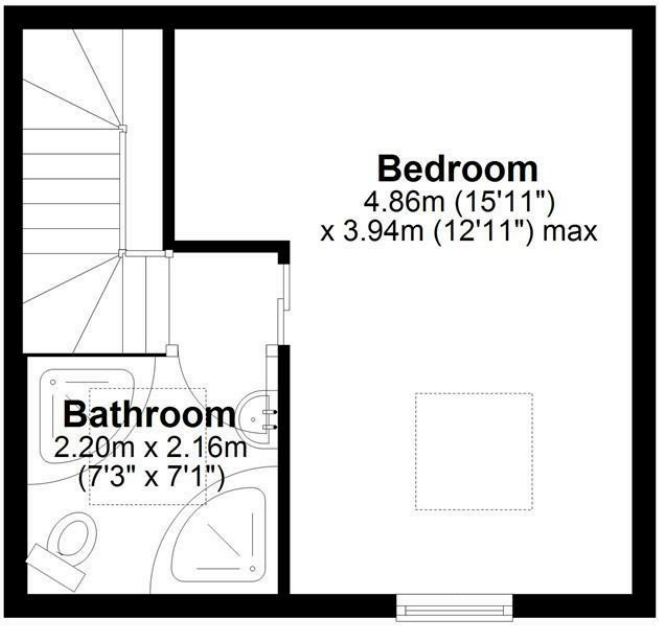


SHED

Ground Floor
Approx. 25.3 sq. metres (272.0 sq. feet)

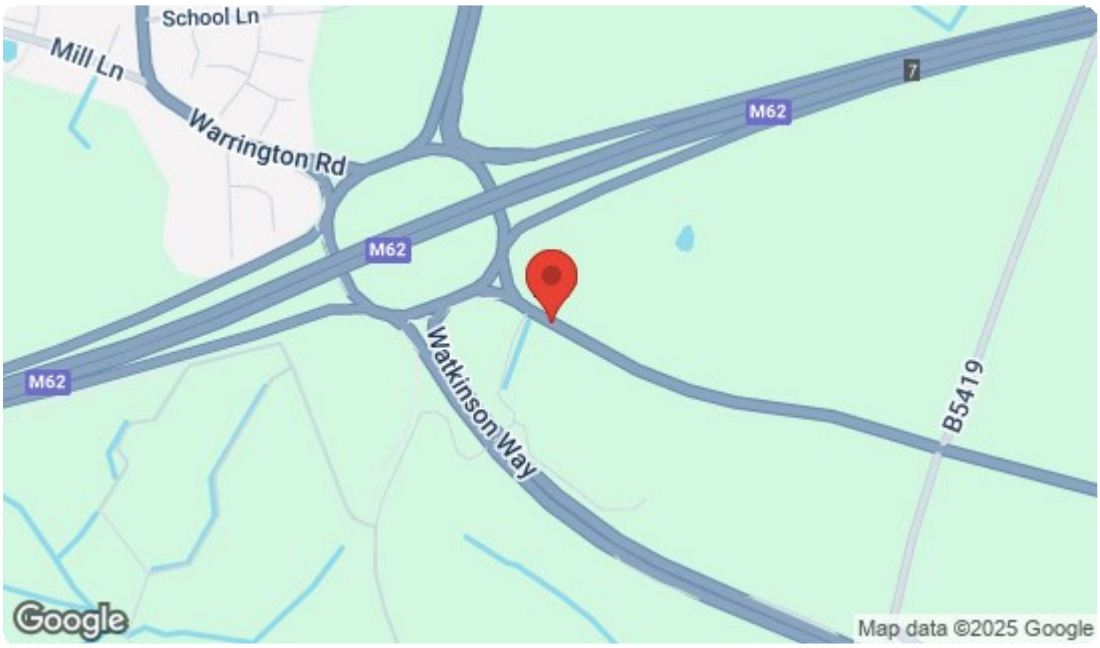


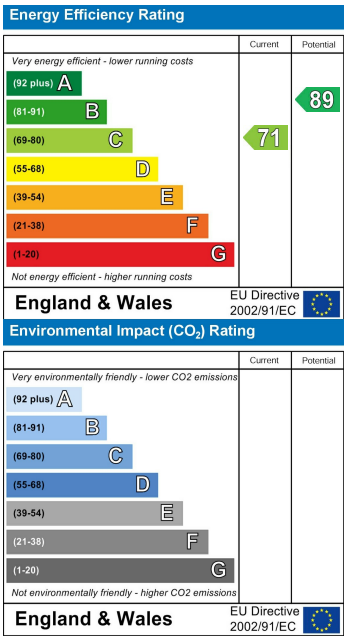
First Floor
Approx. 25.6 sq. metres (275.6 sq. feet)



Total area: approx. 50.9 sq. metres (547.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.





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.

Office: Head Office
The Old Post Office, 82 Leach Lane, St. Helens , Merseyside WA9 4PS
Tel: 01744 850 040
Email: st.helens@taylor-maxwell.co.uk

Office: Rainhill Branch
9 Station Street, Rainhill, Merseyside L35 0LP
Tel: 0151 426 9696
Email: rainhill@taylor-maxwell.co.uk