House - Detached

18 GARDENERS WAY, RAINHILL, RAINHILL, L35 4PU

£315,000

FEATURES

- Three bedroom detached property overlooking farmland
- Dining kitchen and playroom/study
- Large rear garden with paved patio, lawn, established shrubs and mature trees.
- Detached single garage
- Entrance hall, lounge, conservatory and downtairs cloaks
- Wet room and shower room to the main bedroom
- Block paved driveway for off road parking
- An early viewing is advised

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3 Bedroom House - Detached located in Rainhill

Entrance Hall
Stairs to the first floor accommodation. Central heating radiator.

Cloaks
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Tiled splashbacks. Central heating radiator.

Lounge
15'7 x 11'5
UPVC double glazed bow window to the front aspect. Laminate wood effect flooring. Feature fireplace housing an electric fire. Coved ceiling. Ceiling rose.

Conservatory
UPVC double glazed units and french doors to the rear garden. Laminate wood effect flooring. Full roof with inset spotlights.

Dining Kitchen
15'6 x 11'9
Double glazed window to the rear aspect overlooking farmlands and part glazed door. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Plumbed for a dishwasher. Extractor hood. Understairs storage cupboard. Central heating radiator.

Study/Playroom
11'4 x 7'2
Double glazed window to the front aspect. Fitted for wall light. Coved ceiling

Landing
UPVC double glazed window to the rear aspect overlooking farmland. Laminate wood effect flooring. Loft access point.

Bedroom One
14'5 x 8'7
Double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Built in storage cupboard

Shower Room
Fitted with a walk in shower

Bedroom Two
11'0 max x 8'6
UPVC double glazed bow window to the rear aspect. Laminate wood effect flooring. Central heating radiator.

Bedroom Three
11'5 x 6'7
Double glazed bow window to the front aspect. Laminate wood effect flooring. Central heating radiator.

Wet Room
Double glazed window to the rear aspect. Non slip flooring. Fitted with a shower, a pedestal wash hand basin and a low level wc. Tiled walls. Central heating radiator. Xpelair fan

External
The side of the property is paved with gravel borders with a gate to the rear garden. The rear garden has a paved patio area with a large garden laid to lawn with shrub displays and mature trees. Gate to the side and leading to the garage.

The front has block paving with ample parking for several vehicles leading to a single detached garage

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Council Tax Band

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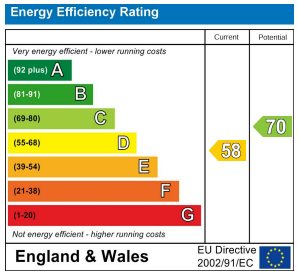

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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