

FREEHOLD



House - Semi-Detached

7 EPPING CLOSE, RAINHILL, RAINHILL, MERSEYSIDE, L35 0QE

Asking Price

£295,000

FEATURES

- Larger than average three bedroom semi detached
- Entrance hall and downstairs cloaks
- fitted kitchen diner
- Gardens to the front and rear
- Close to excellent local schools, shops and transport links
- Situated at the top of the cul de sac in a desirable area
- Lounge with feature fireplace and sitting room
- Family bathroom with a four piece suite
- Driveway and single attached garage
- An early viewing is advised



3



1



2



C



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Rainhill

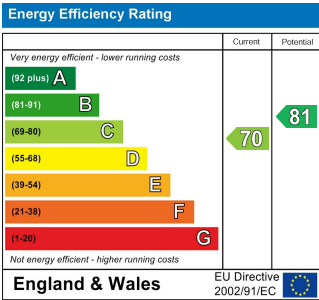
A larger than average three bedroom semi detached property situated at the top of the cul de sac in a desirable location. Close to excellent local schools, Rainhill Village, transport routes and motorway links. The accommodation briefly comprises of entrance hall, lounge with feature tiled fireplace, sitting room, downstairs cloaks with a two piece suite and a dining kitchen with freestanding appliances. On the first floor are three bedrooms and a modern family bathroom with a white four piece suite. The property has gardens to the front and rear with a driveway for off road parking and a single attached garage. We recommend an early viewing of this substantial home. EPC GRADE: C



Approx. Gross Internal Area 1187 sq. ft / 110.27 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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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.

