

**Barrow & Cook Estate Agents**

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## Rookery Drive, Rainford

**£167,000**

Barrow and Cook welcome to the market this 2 Bedroom Bungalow with converted loft room. Located in Rainford and backs onto Linear Park for lovely rural walks. In need of modernisation but with great potential. Accommodation comprises:- Hallway, Reception Room, Kitchen, 2 Bedrooms, Bathroom and Loft Room. Outside - Front and rear gardens with lean-to and garage.

- 2 BEDROOM BUNGALOW
- LOFT CONVERSION
- NO UPWARD CHAIN
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- NOT OVER LOOKED AT REAR
- GARAGE

**NO UPWARD CHAIN**

# GROUND FLOOR

## HALLWAY



3.43m x 2.99m (11' 3" x 9' 10") L shaped hallway with radiator.

## RECEPTION ROOM



4.45m x 2.90m (14' 7" x 9' 6") Electric fire with surround, double glazed window and covered ceiling.

## KITCHEN



2.83m x 2.89m (9' 3" x 9' 6") Wall and base units with sink and storage cupboard. Double glazed window. Door access to rear garden.

## BEDROOM ONE



2.87m x 2.77m (9' 5" x 9' 1") Double glazed window and radiator.

## BEDROOM TWO



3.78m x 2.95m (12' 5" x 9' 8") Double glazed window and radiator. Stairs leading to loft conversion.



GROUND FLOOR

1ST FLOOR



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No per: the property.

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error or omission in the information. This plan is for general guidance only and should be used as a guide to the property only. The purchaser should verify the accuracy of the information and should not rely on it as to their opportunity or efficiency can be given.   
 Made with Floorplan CC2024

## LOFT SPACE



3.22m x 3.91m (10' 7" x 12' 10") Converted loft space, could be changed to a 3rd Bedroom. With double glazed window and radiator. Storage in eaves.

## OUTSIDE

### FRONT AND REAR GARDEN



Front garden with grassed area and shrub border. Off road parking for 2 vehicles plus garage space. Rear garden not overlooked with access gate to Linear Park. Paved pathway, lawn and shrub border.

### 'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:  
Monday to Friday 9.00am to 5.00pm  
Saturday 10.30am to 1.30pm

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