

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Lincoln Way, Rainhill

£330,000

Barrow & Cook offer for sale this 4 bed detached family home in the ever popular Rainhill Area, The property being close to local amenities gives easy access to schools & colleges, Shops and parks, Close by is the M62 for commuting to Liverpool and Manchester. The property comprises:- Hall, down stairs W.C, lounge, dining room, Kitchen, Office, 4 bedrooms, bathroom. Front & Rear Gardens, Driveway.

- 4 BEDROOM DETACHED
- 2 RECEPTION ROOMS
- PVC DOUBLE GLAZED WINDOWS
- GAS CENTAL HEATING
- FRONT AND REAR GARDENS
- GARAGE

Vacant Possession

HALL



2.74m x 3.79m (9' 0" x 12' 5") (at widest points) Entrance via PVC double glazed front door with side windows, downstairs WC, storage cupboard, central heating radiator, wall lights and centre light, stairs leading to 1st floor.

DOWN STAIRS CLOAKS



1.98m x 1.75m (6' 6" x 5' 9") Down stairs cloakroom with low level WC, washbasin in vanity unit, one wall fully tiled, wall lights, central heating radiator, PVC double glazed window.

LOUNGE



5.28m x 3.33m (17' 4" x 10' 11") Good sized lounge situated to the rear of the property, 2x PVC double glazed windows, central heating radiator, Adams style fire surround, Dado rail, coved ceiling, 2x centre light fitting, wall lights.

DINING ROOM



02.43m x 2.88m (8' 0" x 9' 5") Dining room with full width window and french doors, central heating radiator, Wall lights, coved ceiling,

KITCHEN



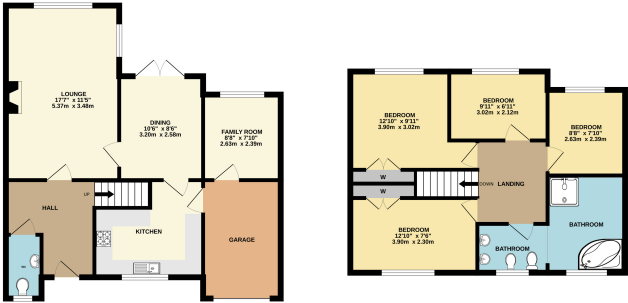
2.98m x 3.33m (9' 9" x 10' 11") A range of wall and base units with contrasting worktop, Stainless steel 1.5 bowl sink unit with mixer tap, Electric oven & Hob, plumbing for washing machine and dishwasher, fridge space, chrome sockets, under stairs cupboard, door leading to garage



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to present the accuracy of the description contained here, measurements of areas, volumes, counts and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Midplan 12/2023

OFFICE



2.24m x 2.43m (7' 4" x 8' 0") Office situated to the rear of the garage, 2x PVC double glazed windows,

BEDROOM 4



1.92m x 2.48m (6' 4" x 8' 2") PVC double glazed window, central heating radiator.

BEDROOM 1



2.90m x 3.31m (9' 6" x 10' 10") Bedroom PVC double Glazed Window, Built in cupboards, Loft Hatch.

BATHROOM



2.04m x 5.14m (6' 8" x 16' 10") (at widest points) Large family bathroom with His & Hers sinks set in a vanity unit, low level WC, Bidet, corner jacuzzi bath, separate shower cubicle with thermostatic rain shower, Fully tiled walls, 2 PVC double glazed windows, coved ceiling with spot light fittings

BEDROOM 2



2.58m x 2.32m (8' 6" x 7' 7") bedroom 2, PVC double glazed window, 2 built in cupboards, central heating radiator,

GARAGE



2.31m x 4.53m (7' 7" x 14' 10") Garage with up and over door Personal door giving access to rear garden, plus access to the office.

BEDROOM 3



2.25m x 3.16m (7' 5" x 10' 4") Bedroom3, PVC double glazed window, central heating radiator, wall lights, Built in sliding door wardrobes housing the boiler.

EXTERNAL



Front garden with lawn, mature shrubs and trees, driveway to garage, wrought iron gate giving access to the rear garden with mature shrubs and trees, patio area.

'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

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271