

## Barrow & Cook Estate Agents

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## Railton Avenue, Rainhill

**£199,950**

Barrow and Cook are delighted to welcome to the market this 2/3 bedroom Dorma Bungalow in the ever desirable Village of Rainhill, having the benefit of being close to the local amenities, shops, schools, public houses & eateries, close to Blundells Hill Golf course. The property briefly comprises: Entrance hall, downstairs cloaks, lounge, Dining room or 3rd bedroom, Kitchen, 1st floor with 2 further bedroom and bathroom, Front and rear gardens, carport and driveway.

- SEMI DETACHED DORMA BUNGALOW
- 2/3 BEDROOMS
- GAS CENTAL HEATING
- PVC DOUBLE GLAZING
- FRON & REAR GARDENS
- CARPORT & DRIVEWAY

## ENTRANCE HALL



10' 9" x 15' 1" (3.28m x 4.60m) at widest point. PVC front door with large side window, PVC door to the rear with side windows, storage cupboard, downstairs cloaks with plumbing for washing machine. Laminate flooring.

## INNER HALLWAY



6' 0" x 9' 0" (1.83m x 2.74m) Inner hallway central heating radiator, under stairs storage, down lights, turned staircase leading to first floor.

## LOUNGE



11' 11" x 15' 4" (3.63m x 4.67m) Good sized lounge situated to the front of the property, Large wood framed double glazed picture window overlooking the front garden, Dado Rail, centre light fitting with feature ceiling, central heating radiator.

## DINING ROOM/3RD BEDROOM

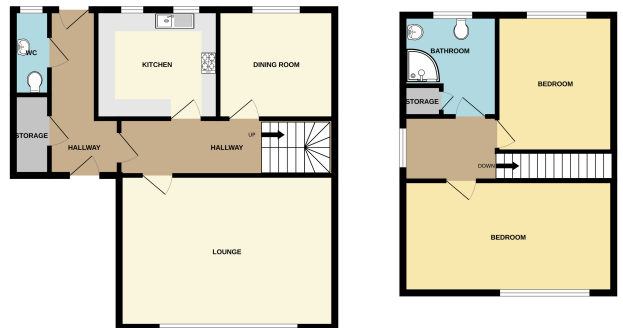


8' 11" x 9' 4" (2.72m x 2.84m) Situated to the rear rear of the property and currently being used as a dining room, PVC double glazed window over looking the rear garden, Dado rail, central heating radiator.



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or performance. Make with reference 02123

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.



## KITCHEN



9' 4" x 10' 3" (2.84m x 3.12m) Situated to the rear of the property with a range of wall and base units, contrasting work tops, Tiled splash back, Gas point for free standing cooker, down lights, tiled floor, central heating radiator.

## LANDING

5' 8" x 6' 1" (1.73m x 1.85m) landing area with PVC double glazed window, central heating radiator, down lights.

## BEDROOM 1



8' 2" x 13' 3" (2.49m x 4.04m) Master bedroom situated to the front of the property, PVC double glazed window, coved ceiling, central heating radiator, storage cupboard.

## BEDROOM 2



8' 11" x 12' 10" (2.72m x 3.91m) Bedroom 2 to the rear of the property, PVC double glazed window, dado rail, central heating radiator. downlights. built in wardrobes with sliding mirrored

## '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