



**Cartwright Close  
Rainford  
St Helens  
Merseyside  
WA11 8DG**

**Offers in Excess of £230,000**

**bettermove**

# Cartwright Close

## St Helens

Bettermove are proud to present this well presented 3 bedroom end of terrace house in the sought after area of Rainford.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and attached garage. The council tax band is B.

The interior of this beautifully presented property comprises a living rooms, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden and front garden, perfect for enjoying the summer months.

Located in the popular town of Rainford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A570, Rainford Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

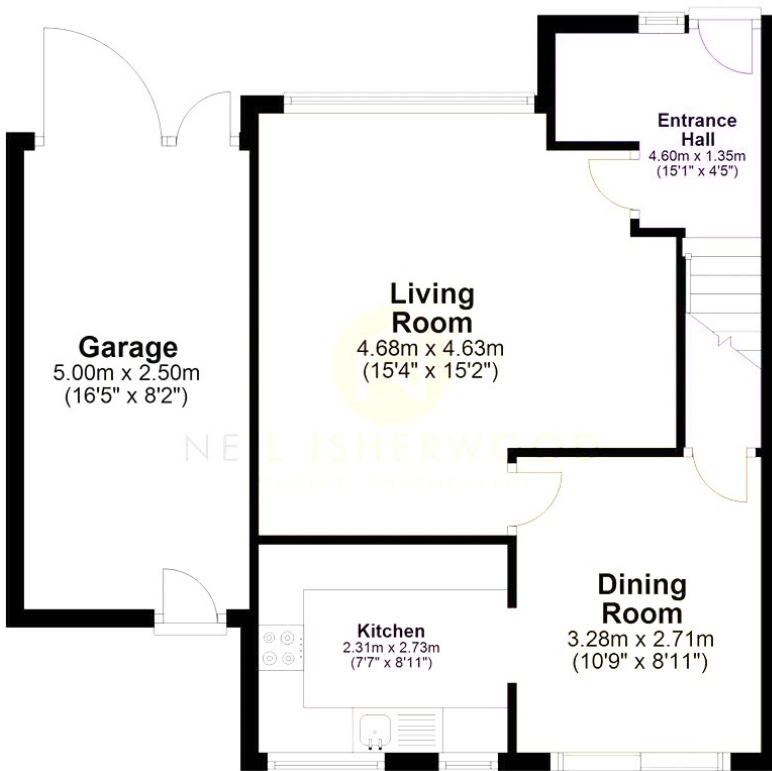




This floor Plan was created by Neil Isherwood Property Photography .This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.

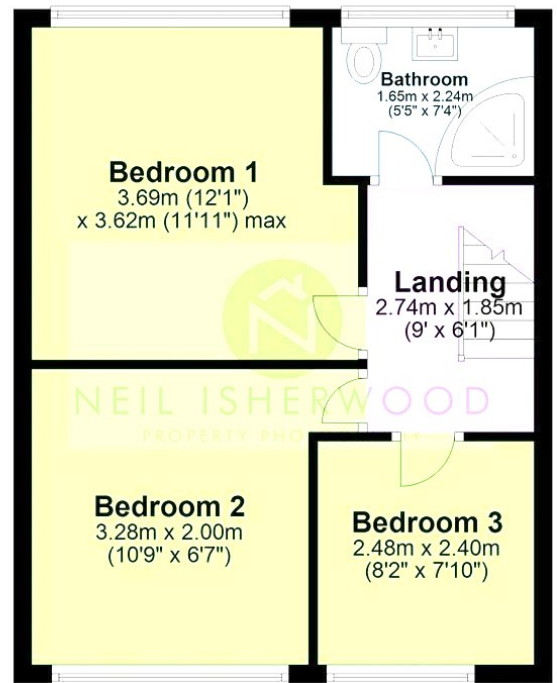
## Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



## First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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