

**Barrow & Cook Estate Agents**

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## Longwood Close, Rainford

**Offers in Excess of £295,000**

Barrow & Cook are delighted to bring to the market a beautiful detached bungalow with stunning views over open countryside, in a desirable location just off the Rainford-by-Pass. With easy access to St Helens and Rainford village and a stones throw from the East Lancashire Road for commuting to Liverpool/Manchester. The property comprises - hall, lounge, dining room, kitchen, 2 bedrooms, bathroom, converted loft room, front, side & rear gardens and driveway with garage.

- DETACHED BUNGALOW
- 2 BEDROOMS
- FRONT/SIDE AND REAR GARDENS
- DETACHED GARAGE
- PVC DOUBLE GLAZED WINDOWS
- EXTENDED TO REAR
- GAS CENTRAL HEATING
- LOFT ROOM

**NO UPWARD CHAIN**



PORCH



Porch with white PVC double glazed sliding door with glazed side panel.

HALLWAY



11' 0" x 8' 0" (3.35m x 2.44m) Large entrance hall with PVC double glazed entrance door and large glazed side window, central heating radiator, meter cupboards, built in storage cupboard housing hot water cylinder, header tank and storage space.

LOUNGE /DINING AREA



25' 10" x 11' 11" (7.87m x 3.63m) Large lounge with 2 PVC arched double glazed windows, tiled fire surround with inset gas fire, 2 central heating radiators, coved ceiling, archway leading to dining area with central heating radiator, PVC double glazed window to the side, PVC patio doors leading to rear garden.

KITCHEN



11' 0" x 7' 0" (3.35m x 2.13m) Fitted kitchen with a range of wall and base units, single drainer with stainless steel sink unit, plumbed for automatic washing machine and slim line dishwasher, central heating boiler, downlights, 2 PVC double glazed windows and PVC rear door.

BEDROOM 1



12' 0" x 11' 0" (3.66m x 3.35m) Master bedroom situated to the front of the property with PVC double glazed window, central heating radiator and built in wardrobes.



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 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 property.

GROUND FLOOR



MAPS & CO. LTD. has been made to ensure the accuracy of the floor plan and measurements of doors, windows, etc. and any other items are approximate and no responsibility is taken for any error.



## BEDROOM 2



10' 0" x 13' 0" (3.05m x 3.96m) Bedroom 2 situated to the front of the property, PVC double glazed window, central heating radiator and built in wardrobes.

## BATHROOM



6' 0" x 5' 0" (1.83m x 1.52m) Bathroom with 3 piece grey suite comprising - low level WC, pedestal wash basin, bath with thermostatic shower over, chrome and glass folding shower screen, chrome towel radiator, mirrored bathroom cabinet, fully tiled walls, extractor fan and PVC double glazed window.

## LOFT ROOM



4.33m x 5.61m (14' 2" x 18' 5") Loft room with loft ladder access, PVC double glazed window, spacious bright room, ideal size to covert to a master bedroom, wall heater and eves storage cupboard.

## EXTERNAL



Front side and rear gardens with lawns, mature shrubs, trees and flower beds, single garage, driveway with double wrought iron gates.

### '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

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