

Barrow & Cook Estate Agents

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Lincoln Way, Rainhill

£299,000

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
- FRONT AND REAR GARDENS
- GARAGE
- GAS CENTRAL HEATING

Vacant Possession

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