



Whitmoor Close, Prescot, Merseyside L35 6PQ
£225,000



Located in sought after Rainhill, is this spacious three bedroom semi detached home tucked away in a quiet cul-de-sac. This lovely home is ideally situated for road and motorway networks to Liverpool and Manchester. Close to the train station and all the shops and amenities Rainhill village has to offer.

Briefly comprising entrance hall, lounge with gas fire with feature inset and fire surround, dining room, fitted kitchen and cloaks/wc. To the first floor there are three bedrooms and recent 'wet' room. The loft is fully boarded and carpeted.

To the front there is a driveway leading to the garage (which has the potential to be a further room once converted subject to relevant planning regulations) and low maintenance garden plus south facing garden with patio area situated at the rear.

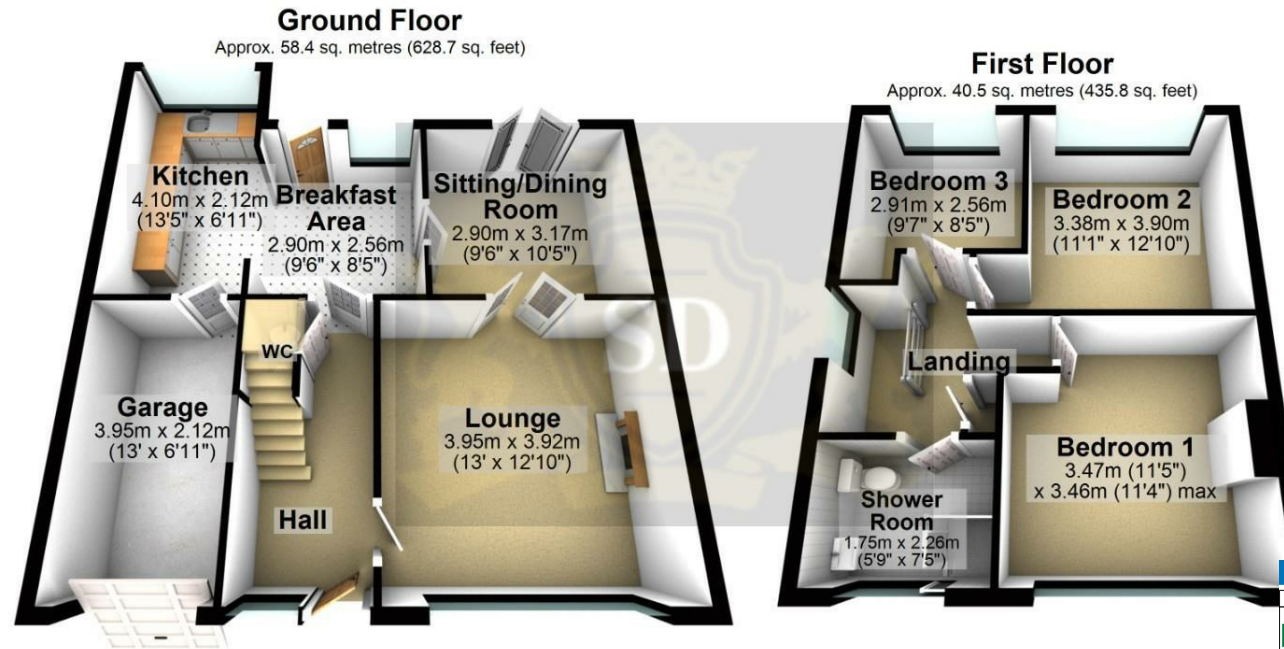
Offered with no chain.

Viewing strictly by appointment on 0151 430 0717.









Total area: approx. 98.9 sq. metres (1064.5 sq. feet)

This floor plan is for illustration purposes only.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.