



7 Cartwright Court, Rainford, WA11 8GB
Asking Price £265,000

 **STAPLETON
DERBY**

Hidden away in the tranquil cul-de-sac of Cartwright Court, Rainford, this delightful detached true bungalow offers a serene retreat for those seeking comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en suite shower room, this property is ideal for families or those looking to downsize without compromising on space.

The bungalow boasts a generously sized lounge, perfect for relaxation and entertaining, alongside a spacious dining kitchen that invites culinary creativity. The addition of a conservatory enhances the living space, providing a bright and airy area to enjoy the garden views throughout the seasons.

Parking is a breeze with a driveway accommodating up to two vehicles, ensuring ease of access for residents and guests alike. The property is offered with no onward chain, allowing for a smooth transition into your new home.

With its contemporary layout and peaceful surroundings, this bungalow is a rare find in the desirable area of Rainford. Whether you are looking to settle down or invest in a property that combines modern living with a touch of tranquillity, this home is not to be missed.









STAPLETON
DERBY

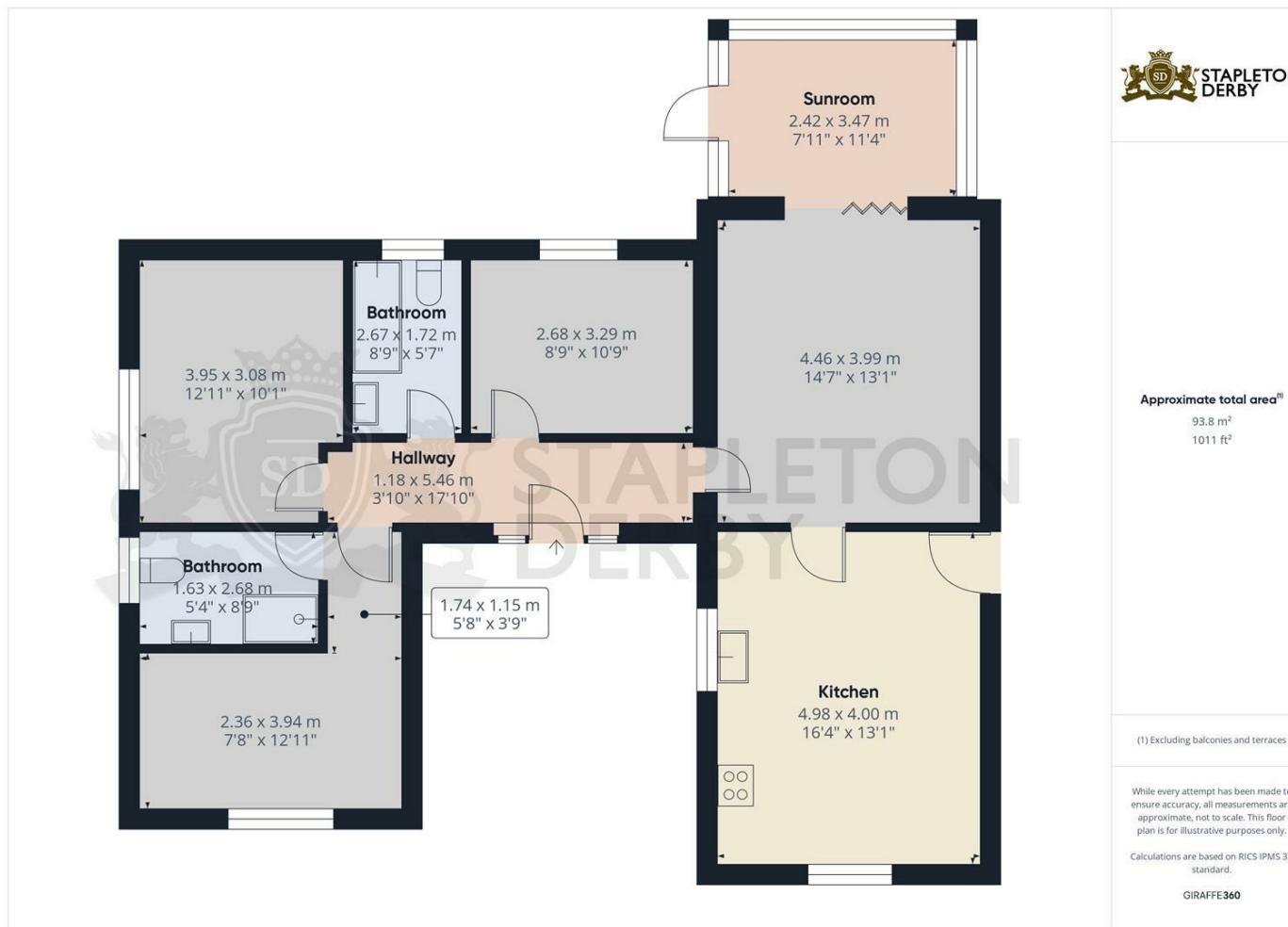
Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 73 | |
| (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 | EU Directive 2002/91/EC |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

IMPORTANT NOTICE TO PURCHASERS

We endeavor 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.