



28 St. Ann Place, Rainhill, L35

Asking Price £240,000

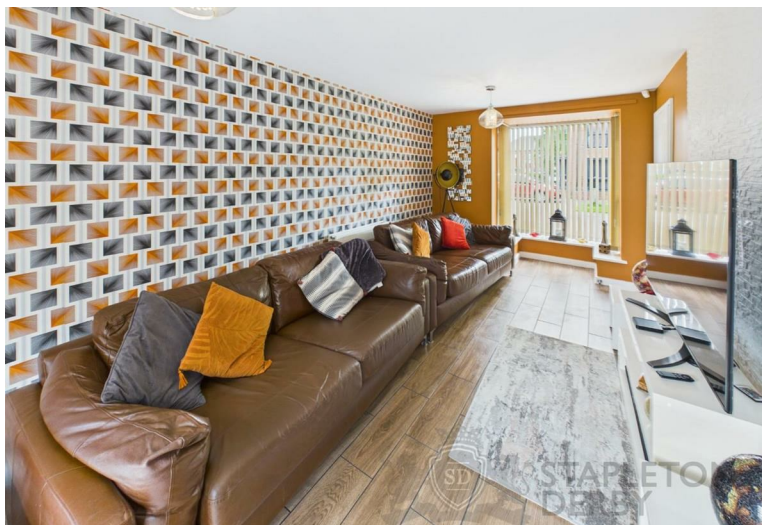


Situated on St Anns Place in Rainhill, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for families, first-time buyers, and professionals alike. Conveniently located close to local amenities, excellent transport links, reputable schools, and the heart of Rainhill Village, the property is perfectly placed for modern day living.

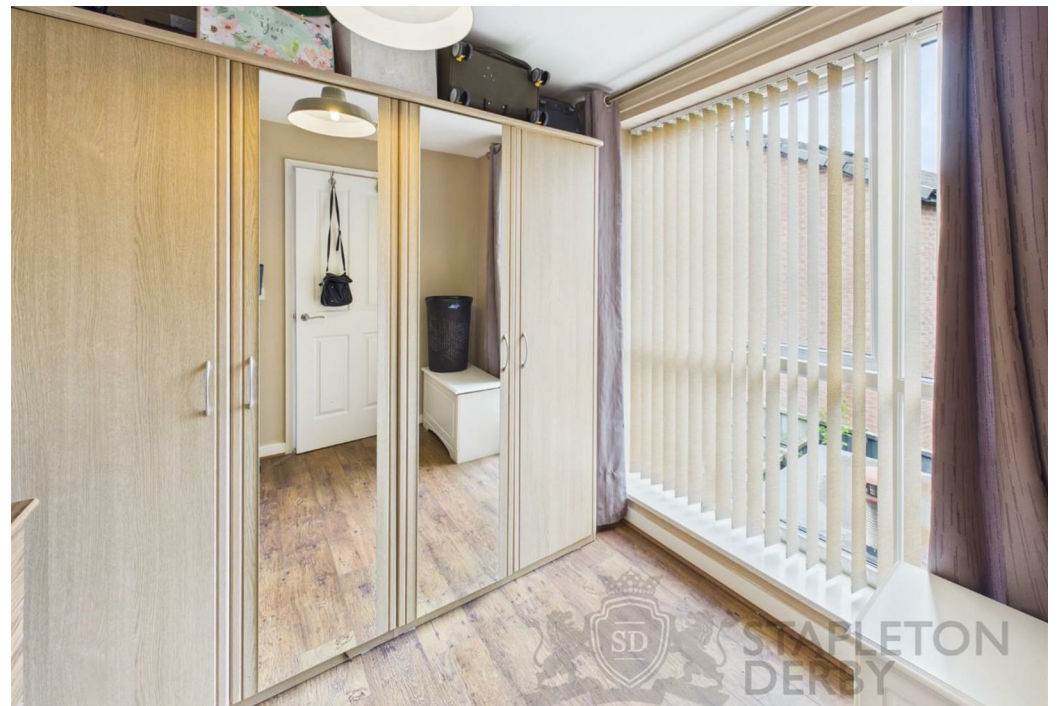
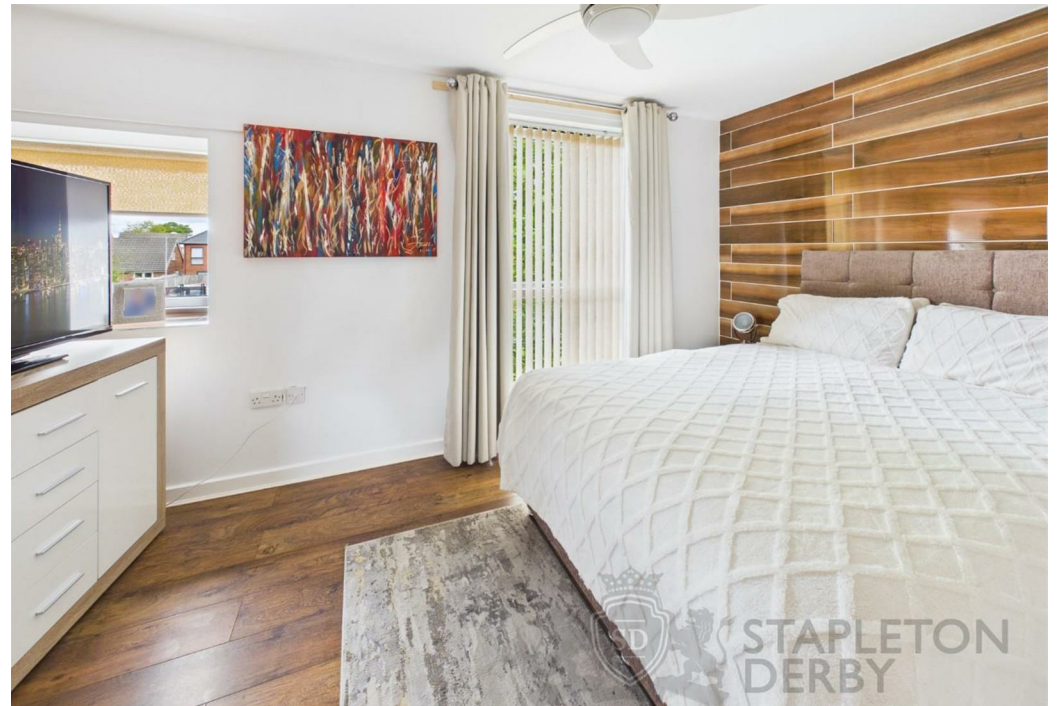
The accommodation briefly comprises an entrance hallway leading to a modern ground floor bathroom complete with bath, an impressive open-plan kitchen dining area ideal for entertaining, and a separate living room providing additional reception space. To the first floor are three well-proportioned bedrooms alongside a contemporary family bathroom.

Externally, the property occupies one of the larger plots within the development and benefits from a generous wrap-around garden with side access, offering excellent outdoor space and potential for further development or extension to the side, subject to the relevant planning permissions. A private driveway provides off-road parking for two vehicles.

Offered for sale on a FREEHOLD basis with an EPC rating of TBC, this fantastic home presents an excellent opportunity for a range of buyers seeking spacious accommodation in a convenient Rainhill location.









ETON

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 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.