



2 Whitmoor Close, Rainhill, L35

Asking Price £275,000



Situated within a quiet and highly desirable cul-de-sac in the heart of Rainhill, this attractive family home on Whitmoor Close offers spacious and versatile accommodation, well maintained gardens and a fantastic location close to a wealth of local amenities. Ideally suited to growing families, the property enjoys convenient access to highly regarded schools, local shops, transport links and motorway networks, making it perfect for both everyday living and commuting.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living room, a dining area ideal for entertaining, a fitted kitchen with utility room and conservatory offering flexibility for modern family life. To the first floor, the property boasts well proportioned bedrooms and a family bathroom, providing comfortable accommodation throughout.

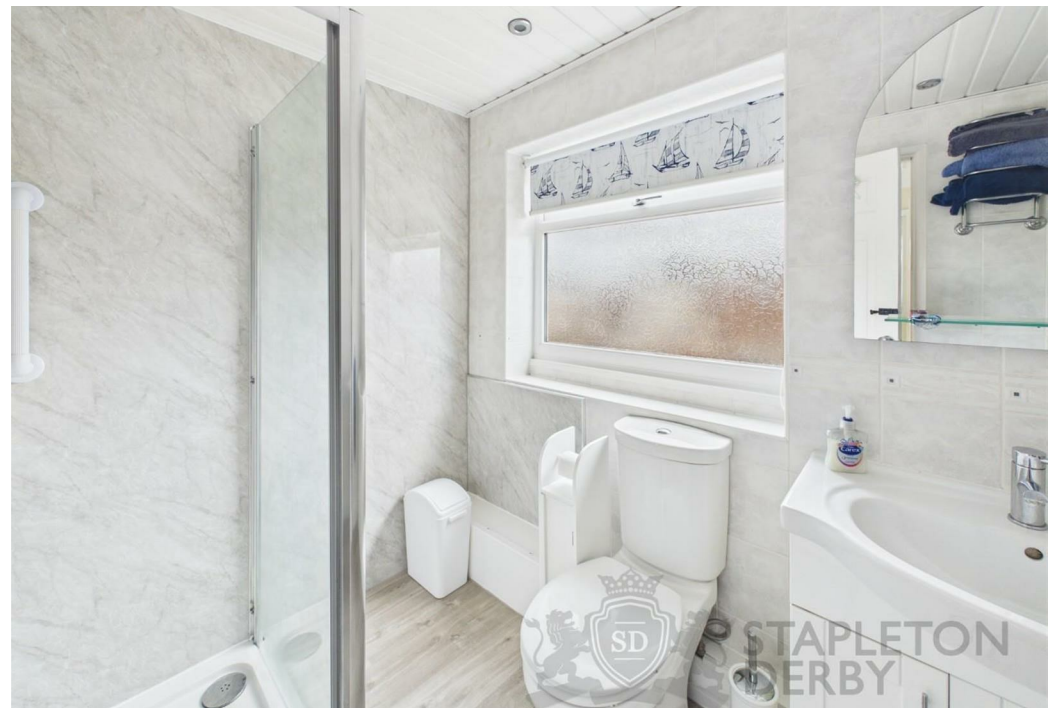
Externally, the property benefits from a lawned front garden, driveway and access to the garage. To the rear, there is a beautifully maintained and private garden with patio areas, creating the perfect space for outdoor dining, relaxing and enjoying the warmer months.

This is a wonderful opportunity to acquire a much-loved home in one of Rainhill's most sought-after residential locations. Offering excellent potential and a warm, welcoming atmosphere throughout, early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



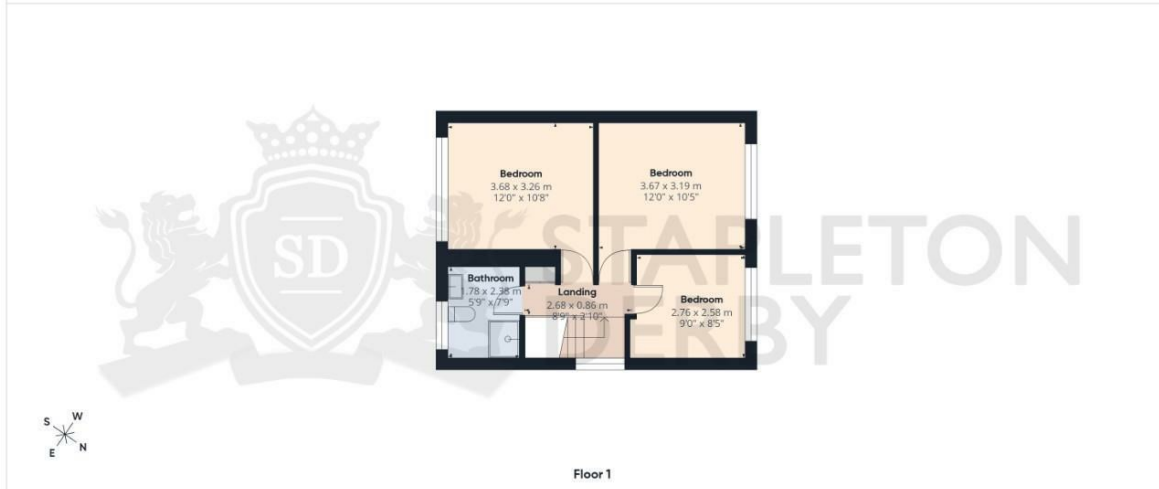


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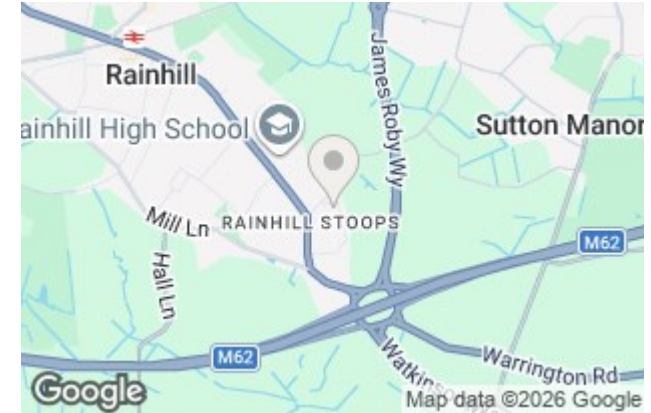
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Approximate total area[®]
 120.5 m²
 1298 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		

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