

Cameron Mackenzie

0151 480 0123

12 St Winifred Road, Rainhill



Price £210,000



### *In brief...*

- ▶ Semi-Detached House
- ▶ Through Lounge/Dining Room
- ▶ Kitchen & Conservatory
- ▶ Ground Floor Shower Room
- ▶ Three Bedrooms
- ▶ Gardens & Driveway
- ▶ Attached Garage
- ▶ Offered Without Chain

Huyton Office: 17 Tarbock Road, Huyton, L36 5XN

[www.cameronmackenzie.co.uk](http://www.cameronmackenzie.co.uk)

## 12 St Winifred Road, Rainhill

Cameron Mackenzie are pleased to offer for sale this semi-detached property situated in a popular area of Rainhill with local schools and amenities nearby. The accommodation briefly comprises of entrance porch, hall, through lounge/dining room, kitchen, conservatory, ground floor shower room and three bedrooms. Outside there are gardens to the front and rear, driveway and attached garage. The property benefits from a gas central heating system and partial double glazing and is offered with NO CHAIN.

**Entrance Porch** With laminate flooring.

**Hall** With stairs to first floor.

**Through Lounge/Dining Room** 7.40m (24' 3") x 4.27m (14' 0") with window to the front elevation, understairs cupboard with opening to garage, sliding door to:-

**Kitchen** equipped with a matching range of base and wall units, working surfaces, single drainer stainless steel sink, built in double oven and hob, plumbing for washing machine and dishwasher, space for fridge and freezer, window to the side elevation and door to:-

**Conservatory** 2.88m (9' 5") x 2.21m (7' 3") with wall light points and sliding patio doors to rear garden.

**Shower Room** 2.37m (7' 9") x 1.59m (5' 3") comprising of a shower cubicle, vanity wash hand basin, low level WC, spot lighting, window to the rear elevation.

### FIRST FLOOR

**Landing** With window to the side elevation.

**Bedroom 1** with a range of built in wardrobes and drawers, laminate flooring, window to the front elevation.

**Bedroom 2** 3.44m (11' 3") x 2.30m (7' 7") with laminate flooring and window to the rear elevation.

**Bedroom 3** 2.60m (8' 6") x 1.90m (6' 3") currently with vanity wash hand basin and low level WC, laminate flooring, window to the rear elevation.

### OUTSIDE

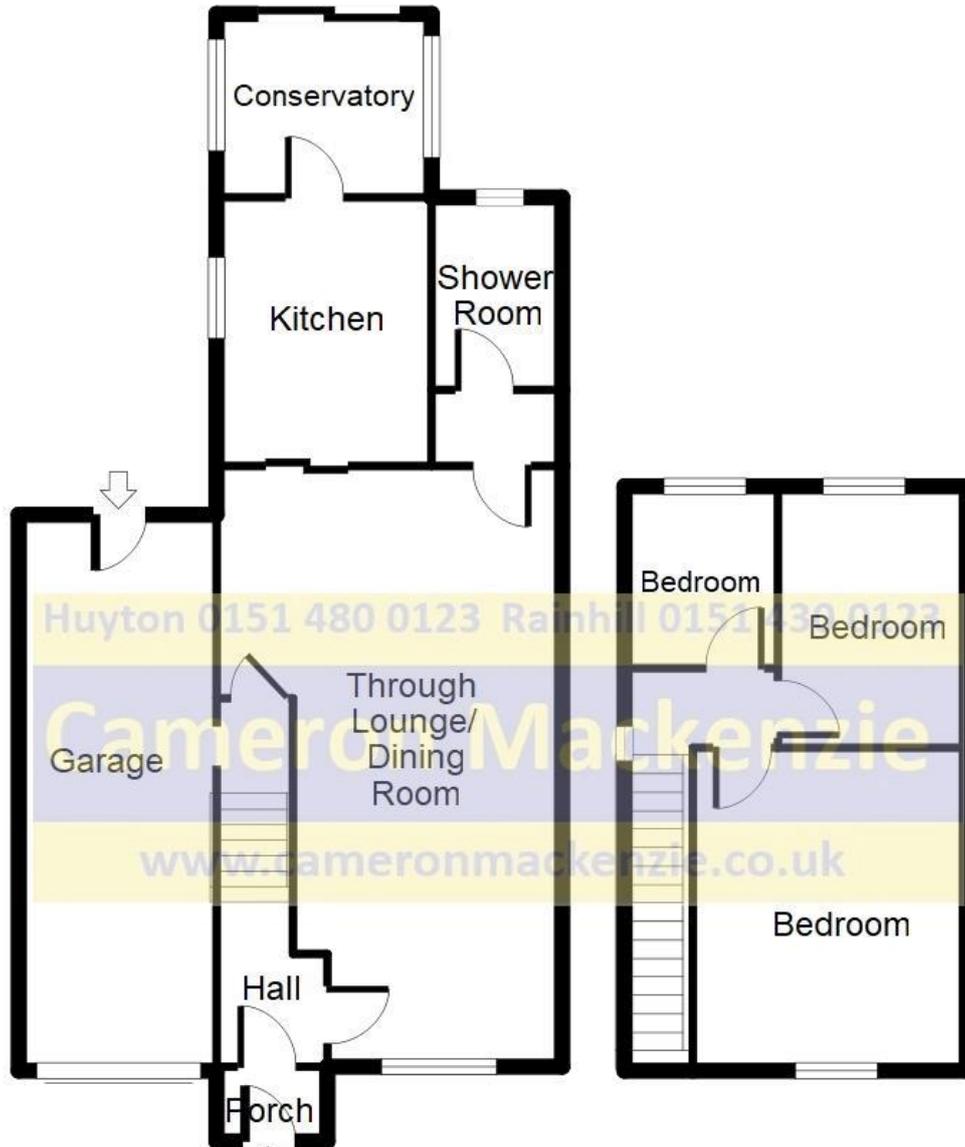
**Front** Enclosed paved garden area and driveway giving access to attached garage with up and over door and personal door to rear.

**Rear** Enclosed garden, laid to lawn with paved patio area.

**VIEWING:** Viewing is strictly by appointment with our Huyton office on 0151 480 0123.

**PLEASE NOTE:** These particulars are believed to be correct but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must satisfy themselves as to their accuracy. None of the above appliances/services have been tested and we recommend purchasers arrange for a qualified person to carry out checks before legal commitment. All measurements are to a maximum.

**MORTGAGE ADVICE:** Talk to our Independent Mortgage Advisor. This is a free service which is available on this or any other property you may be interested in & you are under no obligation whatsoever to take advantage of this service.



This floor plan is for illustrative purposes only and should not be relied upon for accuracy.

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