



**Parsons Brow  
Rainford  
St Helens  
Merseyside  
WA11 8AD**

**Offers In Excess Of £370,000**

**bettermove**

# Parsons Brow St Helens

Bettermove are proud to present this 4 bedroom semi-detached house in Rainford available with no forward chain.

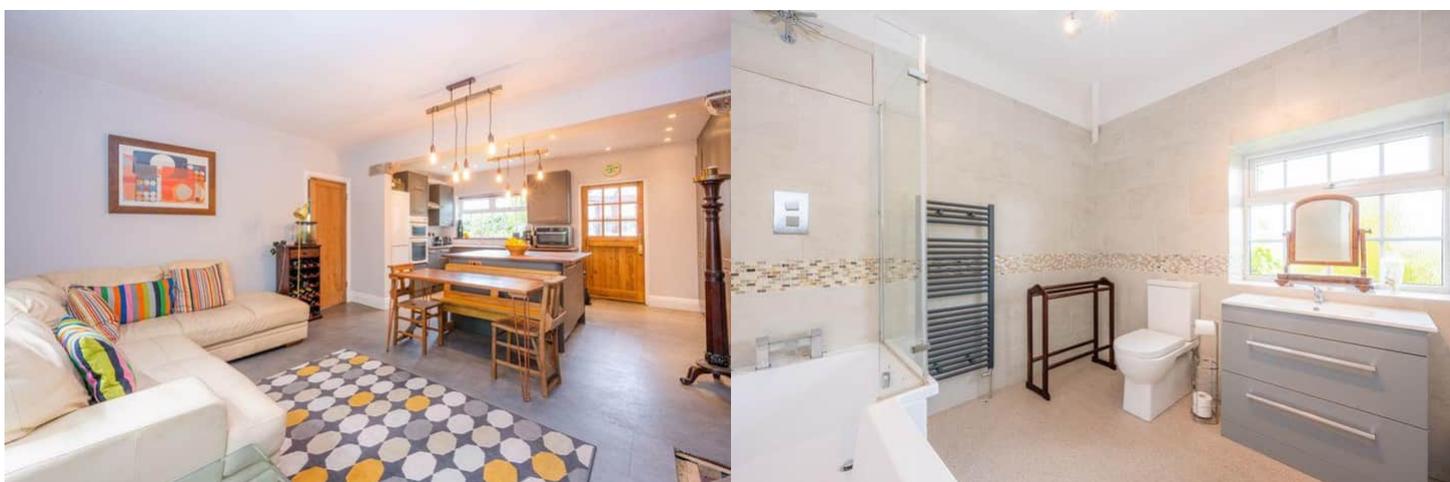
The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, family room, conservatory, w/c and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

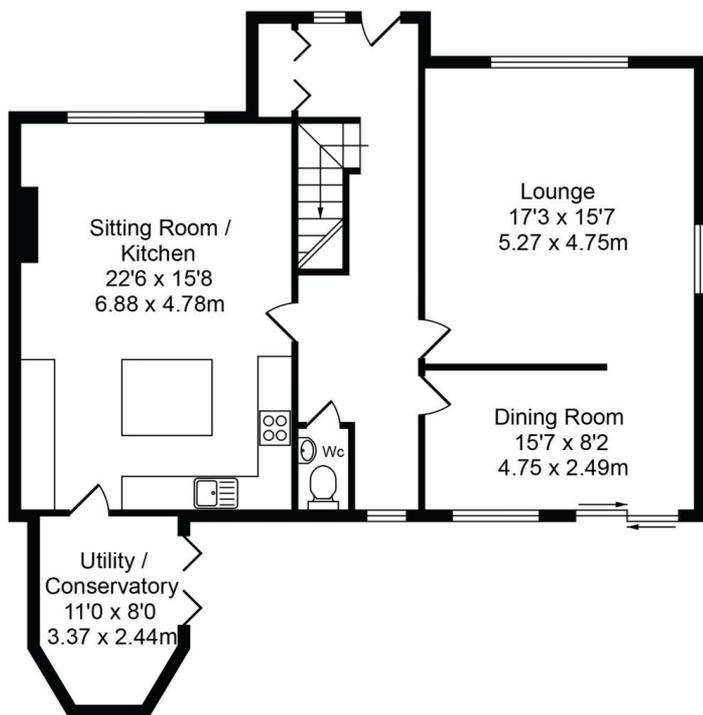
Located in the popular village of Rainford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A570, Rainford train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



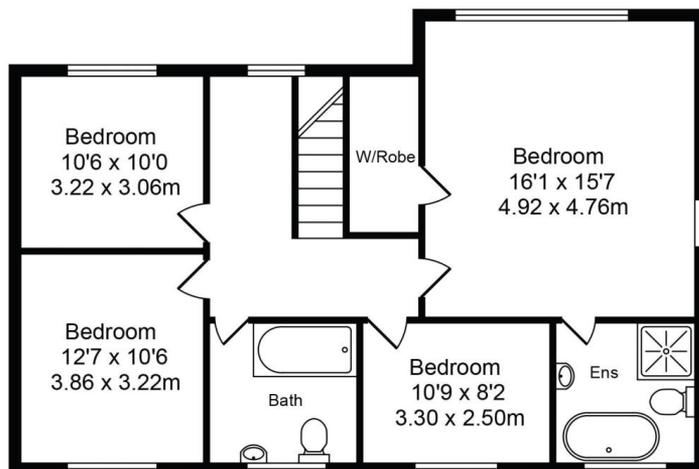
# Total Approx. Floor Area 2000 Sq.ft. (185.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

Approx. Floor Area 1070 Sq.Ft (99.4 Sq.M.)



Upper Floor

Approx. Floor Area 930 Sq.Ft (86.4 Sq.M.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)