

FREEHOLD



House - Semi-Detached

1 THORNDYKE CLOSE, RAINHILL, PRESCOT, L35 6PU

Asking Price

£305,000

FEATURES

- Beautifully presented semi detached property
- Double extension at the rear on a large corner plot
- Entrance hall, lounge with modern feature electric fire
- Dining kitchen with built in appliances and french doors
- Downstairs cloaks with modern two piece suite
- Large family bathroom with free standing bath and shower enclosure
- Both bedrooms having fitted wardrobes
- Originally a three bedroom currently configured as a two bedroom



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom House - Semi-Detached located in Prescot

Full Description

Nestled in the desirable Thorndyke Close, Rainhill, this beautifully presented semi-detached house offers a perfect blend of comfort and convenience. Originally designed as a three-bedroom home, the property has been thoughtfully reconfigured by the current owners into a spacious two-bedroom layout, which can easily be reverted to its original form if desired.

Set on a generous corner plot, the house boasts a double rear extension that enhances the living space, creating a large dining kitchen that is ideal for both family meals and entertaining. The kitchen is equipped with built-in appliances and features elegant French doors that open onto the garden, allowing for a seamless flow between indoor and outdoor living.

The accommodation comprises an inviting entrance hall, a cosy lounge complete with a modern electric fire, and a convenient downstairs cloakroom. The two double bedrooms are generously sized and come with fitted wardrobes, providing ample storage. The large bathroom is a standout feature, showcasing a free-standing bath and a separate shower enclosure, perfect for relaxation.

Outside, the property benefits from well-maintained gardens to the rear and side, offering a tranquil space to unwind. Additionally, there is a driveway that accommodates parking for several vehicles, enhancing the practicality of this lovely home.

Conveniently located near motorway links, excellent local schools, and the charming Rainhill Village, this property is ideal for families and professionals alike. We highly recommend an early viewing to fully appreciate all that this delightful home has to offer. Please note that the property has an EPC grade of G.

Sellers Notes

The property has had the following completed in Feb 24

Full rewire throughout

Brand new UPVC windows and doors

Brand new boiler and radiators

Full top to toe replastering

Brand new cooker

Complete garden make over with brand new fencing installed Aug 25, and new garden which has been scrapped back, new top soil and new lawn which is still maturing.

Professionally decorated April 24

Extended driveway installed in front

New carpets in bedrooms, stairs and landing.

Jacuzzi shower in the bathroom.

Entrance Hall

Ceramic tiled wood effect flooring. Central heating radiator with decorative cover. Stairs to the first floor accommodation.

Lounge

15'2 x 11'4

UPVC double glazed bow window to the front aspect. Ceramic wood effect tiled flooring. Wall mounted electric log effect fire with glass pebbles. Central heating radiator.

Dining Kitchen

19'8 x 14'5

UPVC double glazed window to the side aspect and french doors leading to the rear garden. Ceramic wood effect tiled flooring. Two central heating radiators. Fitted with a range of high gloss wall and base units comprising of cupboards, drawers and contrasting wood work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap and salad spray. Integral appliances include a five ring gas hob with a glass splashback, electric oven and electric combination oven, microwave and extractor hood. Plumbed for an automatic washing machine and dishwasher. Breakfast bar.

Cloaks

UPVC double glazed window to the rear aspect. Ceramic wood effect tiled flooring. Fitted with a two piece suite comprising of a grey vanity unit housing a wash hand basin with mixer tap and a low level wc. Central heating radiator. Inset ceiling spotlights.

Landing

UPVC double glazed window to the side aspect. Central heating radiator. Built in airing cupboard. Loft access point.

Bedroom One

14'7 x 11'11

Two UPVC double glazed window to the front aspect. Two central heating radiators. Fitted wardrobes and matching drawer unit. Please note the wall from bedroom one to bedroom three has been removed. This can easily be reinstated to revert back to a three bedroom property.

Bedroom Two

23'7 x 8'4 max

UPVC double glazed window to the rear aspect. Two central heating radiators. Fitted black gloss wardrobes.

Bathroom

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted with a four piece suite comprising of a free standing roll top bath with claw feet and shower attachment, a step in shower enclosure, a glass wash hand basin on a stainless steel and glass stand and a low level wc. Stone effect panelled walls. UPVC panelled ceiling with inset spotlights.





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



External

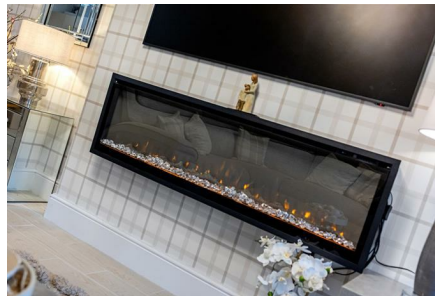
At the rear of the property is a lawned garden with electric socket, water supply, security lighting and summerhouse.

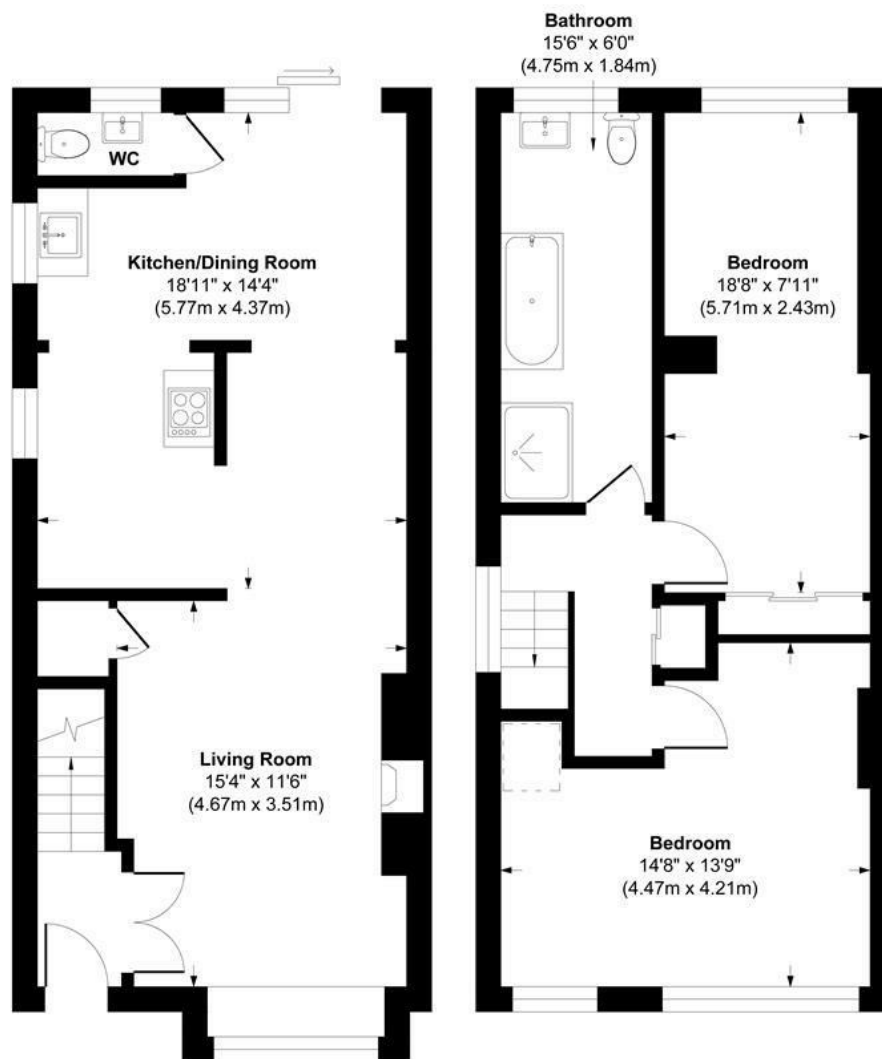
At the side is a large lawned garden with gate to the front.

At the front is a double driveway for several vehicles

AGENTS NOTES

Please note that although the property is freehold there is a chief rent of £25.00 per year





Ground Floor
 Approximate Floor Area
 523 sq. ft
 (48.58 sq. m)

First Floor
 Approximate Floor Area
 509 sq. ft
 (47.28 sq. m)

Approx. Gross Internal Area 1032 sq. ft / 95.86 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Call us on

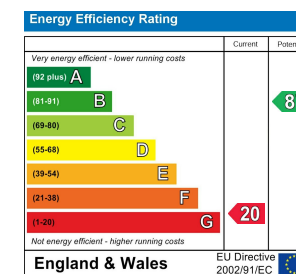
0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band

C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

