

FREEHOLD



House - Semi-Detached

7 EPPING CLOSE, RAINHILL, RAINHILL, MERSEYSIDE, L35 0QE

Asking Price

£295,000

FEATURES

- Larger than average three bedroom semi detached
- Entrance hall and downstairs cloaks
- fitted kitchen diner
- Gardens to the front and rear
- Close to excellent local schools, shops and transport links
- Situated at the top of the cul de sac in a desirable area
- Lounge with feature fireplace and sitting room
- Family bathroom with a four piece suite
- Driveway and single attached garage
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Rainhill

Situated at the top of a tranquil cul de sac on Epping Close in Prescot, this larger than average three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property is ideally situated close to excellent local schools, the charming Rainhill Village, and provides easy access to transport routes and motorway links, making it a prime location for families and commuters alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a delightful lounge featuring a striking tiled fireplace, perfect for cosy evenings. Adjacent to the lounge is a versatile sitting room, ideal for relaxation or entertaining guests. The ground floor also boasts a convenient downstairs cloakroom with a two-piece suite and a well-appointed dining kitchen equipped with freestanding appliances, making it a wonderful space for family meals and gatherings.

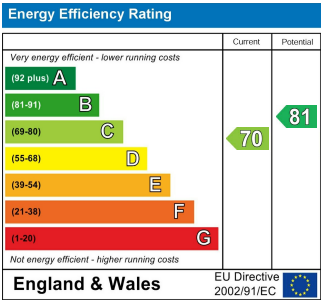
The first floor comprises three generously sized bedrooms, each offering ample natural light and space for personalisation. Completing this floor is a modern family bathroom, fitted with a stylish white four-piece suite, ensuring comfort for all family members.



Approx. Gross Internal Area 1187 sq. ft / 110.27 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.

