

FREEHOLD



House - Terraced (EPC Rating: C)

**215 LONGTON LANE, RAINHILL, PRESCOT, L35 8NX**

Offers Over

**£160,000**



**BROOKS**  
ESTATE AND LETTING AGENTS LTD



3



1



1



C

# 3 Bedroom House - Terraced located in Prescot

Offered with no onward chain, this three-bedroom extended terraced home presents an excellent opportunity for those looking to create their ideal family home. While in need of some modernisation, the property offers great potential to personalise and add value.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge/dining room, and a fitted kitchen with appliances. To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a rear garden with patio and lawn, perfect for outdoor entertaining, and a front driveway providing off-road parking.

Early viewing is highly recommended to fully appreciate the space and potential this home offers.

EPC Rating: C

## Entrance Hall

Stairs to the first floor accommodation. Part glazed door to the front. Central heating radiator with cover.

## Lounge/Dining Room

23'2 x 14'3

Bay window to the front aspect. Laminate wood effect flooring. Central heating radiator. Cupboard housing utility meter. Understairs storage cupboard

## Kitchen

11'2 x 9'5

Window to the rear aspect. Central heating radiator. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob and electric oven. Tiled splashbacks.

## Landing

Doors to all rooms

## Bedroom One

13'2 x 11'4

Bay window to the front aspect. Central heating radiator. Picture rail

## Bedroom Two

10'6 x 10'4

Window to the rear aspect. Central heating radiator.

## Bedroom Three

12'4 max x 6'8

Window to the front aspect. Central heating radiator.

## Bathroom

Window to the rear aspect. Fitted with a three piece

suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Heated towel rail. Tiled walls.

## External

At the rear of the property is a paved patio area with a lawned garden and shrub displays. Water supply. Gate to the side alley

At the front is a driveway for off road parking.





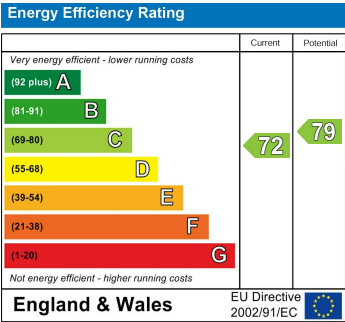




Council Tax Band

**B**

Energy Performance Graph



Call us on

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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.

