



# BROOKS

ESTATE AND LETTING AGENTS LTD

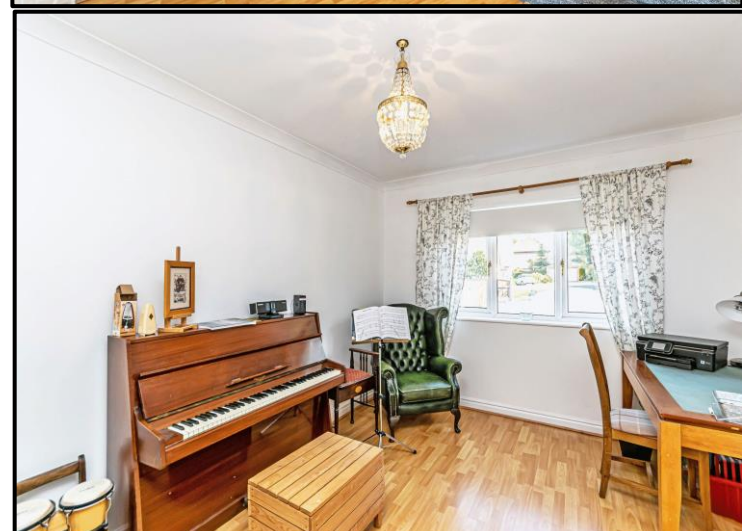
SALES | LETTINGS | LUXURY LIVING | PROPERTY MANAGEMENT



## Marian Drive, Rainhill

**£500,000**

- Stunning four bedroom family home
- Situated in one of Rainhill's premier locations
- Entrance porch, reception hallway, downstairs cloaks
- Lounge, sitting room, music room
- Fitted dining kitchen with appliances and utility room
- Galleried landing and En suite to the master bedroom



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## Property Description

Offered with NO CHAIN. A stunning four bedroom detached property built in 2001 situated at the end of the cul de sac in one of Rainhill's most premier locations. With easy access to excellent local schools, including Tower College and Rainhill High School. Close to local amenities including Rainhill Village, public transport routes and with excellent motorway access. The bright and airy accommodation briefly comprises of entrance porch, large reception hall, downstairs cloaks, lounge, sitting room, music room, large dining kitchen with built in appliances, utility room, galleried landing with four double bedrooms and all with built in wardrobes and with en suite to the master bedroom and further family bathroom with four piece suite. Well tended gardens to the front and rear which are not overlooked from the front or rear, with driveway for several vehicles leading to a double detached garage. Viewing of

### Entrance Porch

Ceramic tiled flooring. Double doors to the reception hall

### Cloaks

UPVC double glazed window to front aspect. Ceramic tiled flooring. Fitted with a two piece suite comprising of pedestal wash hand basin and low level wc. Central heating radiator. Part tiled walls.

### Lounge 17' 9" x 11' 5" (5.41m x 3.48m)

UPVC double glazed window to front aspect. Laminate wood effect flooring. Cotswold stone fireplace housing a living flame gas fire on a stone hearth. Central heating radiator. Coved ceiling.

### Music Room 13' 5" x 10' 10" (4.09m x 3.30m)

UPVC double glazed window to front aspect. Laminate wood effect flooring. Central heating radiator. Coved ceiling

### Sitting Room 14' 0" x 9' 9" (4.26m x 2.97m)

UPVC double glazed french doors leading to the rear garden. Laminate wood effect flooring. Central heating radiator. Coved ceiling

### Dining Kitchen 22' 2" x 15' 0" (6.75m x 4.57m)

Bay with UPVC double glazed french doors leading to the rear garden and UPVC double glazed window to the rear. Ceramic tiled flooring. Fitted with a range of lime waxed wall and based units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Space for range cooker. Integral appliances include a SMEG dishwasher, fridge and freezer and extractor canopy. Wine rack. Tiled splashbacks. Central heating radiator. Inset ceiling spotlights and coving

### Utility 8' 4" x 4' 7" (2.54m x 1.40m)

Ceramic tiled flooring. Lime waxed units with tall larder and sink unit with single bowl sink unit with mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Tiled splashbacks. Xpelair fan.

### Galleried Landing

Doors to all rooms. Central heating radiator. Large storage cupboard. Loft access point with pull down ladder

### Bedroom One 15' 4" x 11' 5" (4.67m x 3.48m)

UPVC double glazed window to front aspect. Laminate wood effect flooring. Built in double wardrobes. Central heating radiator. Ceiling fan.

### En Suite

UPVC double glazed window to front aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of step in shower cubicle, pedestal wash hand basin and low level wc. Xpelair fan.

### Bedroom Two 13' 0" x 10' 0" (3.96m x 3.05m)

UPVC double glazed window to front aspect. Laminate wood effect flooring. Central hating radiator. Built in double wardrobes. Ceiling fan. Coved ceiling.

### Bedroom Three 11' 8" x 9' 7" (3.55m x 2.92m)

UPVC double glazed window to rear aspect. Laminate wood effect flooring. Built in double wardrobes. Ceiling fan. Coved ceiling

### Bedroom Four 11' 6" x 8' 6" (3.50m x 2.59m)

UPVC double glazed window to rear aspect. Built in double wardrobes. Central heating radiator. Laminate wood effect flooring

### Study

UPVC double glazed window to front aspect. Central heating radiator. Potential for conversion to an en suite to bedroom 2

### Bathroom

UPVC double glazed frosted window to rear aspect. Ceramic tiled flooring. Fitted with a four piece suite comprising of step in shower enclosure, large panelled bath with shower attachment, pedestal wash hand basin and low level wc. Central heating radiator. Part tiled walls.

### External

At the rear of the property is a paved patio area with garden laid to lawn with raised beds and shrub displays. further patio area with electric sockets, lighting and water supply. At the front is a lawned area with shrub dispaays. Large block paved driveway with double gates to the rear with ample parking space for several vehicles leading to a double detached garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	72
EU Directive 2002/91/EC		
England, Scotland & Wales		

