

FREEHOLD



House - Detached

**148 ST. JAMES
ROAD, RAINHILL,
RAINHILL,
MERSEYSIDE, L35
0PG**

Guide Price

£1,105,000

FEATURES

- 6 bedroom detached family residence
- 2497 Sq Ft of accommodation spread over three floors
- Spacious open plan living room
- Kitchen diner with modern fitted kitchen with integrated appliances
- 5 Bathrooms with luxury sanitary ware
- Bespoke glass staircase
- Gated grounds with parking and garage
- Study
- Modern contemporary accommodation
- Offered chain free



6 Bedroom House - Detached located in Rainhill

Entrance Hall

Porcelain tiled flooring with underfloor heating. Internal frosted glass doors. LED sky feature lighting. Floating glass staircase with glass panels. Coved ceiling and inset crystal downlights.

Study/Playroom

11'7 x 9'6

UPVC double glazed porthole windows to the side and front aspects. Porcelain tiled flooring with underfloor heating

Family Room/Dining/Kitchen

24'8 x 19'6

Two sets of UPVC double glazed french doors. Porcelain tiled flooring with underfloor heating. A 'Moben' kitchen including a central island with induction hob and gas burner with overhead lighting and glass work surfaces. Integral ATAG appliances include a microwave, electric oven, steam oven, plate warmer and coffee machine. Built in drawer dishwasher and fridge. Inset crystal downlights.

Utility Room

7'8 x 8'5

UPVC double glazed window to the side aspect. Porcelain tiled flooring with underfloor heating. White gloss base units with granite worktop and a sink unit with a quooker tap. Built in four ring gas hob and extractor hood, washing machine and plumbed for an American style fridge freezer.

Shower Room

Porcelanosa tiled flooring. Fitted with a four piece suite comprising of a walk in enclosure with a multi jet shower, a black gloss vanity unit housing a wash hand basin, a low level wc and bidet.

Lounge

18'2 x 17'2

Two sets of UPVC double glazed french doors. Porcelain tiled flooring with underfloor heating. Built in log effect gas fire. Inset ceiling crystal downlights.

Landing

Large full wall UPVC double glazed window to the side giving panoramic views. Arched window to the front aspect. Floating glass staircase to the second floor. Underfloor heating. Doors to all rooms. Coved ceiling and inset crystal downlights.

Bedroom One

18'9 max x 18'5

UPVC double glazed window to the front aspect. Central heating radiator. Inset crystal downlights. Loft access point.

En Suite

Porcelanosa tiled floor and walls. Fitted with a four piece suite comprising of a corner spa bath, a 'Helena Rubenstein' wash hand basin on a decorative stand with a mixer tap and storage, a low level wc and bidet. Heated towel rail, Underfloor heating

Bedroom Two

17'9 x 13'11

UPVC double glazed doors leading to the balcony. A frosted glass door leads to a walk in wardrobe. Inset crystal downlights.

En Suite

Porcelanosa tiled flooring. Fitted with a double 'Chromotherapy' spa bath with shower attachment, a vanity unit housing a wash hand basin, a low level wc and bidet and a step in shower enclosure with a multi jet shower. Built in TV. Curved towel rail. Underfloor heating

Bedroom Three

14'2 x 8'6

UPVC double glazed window to the rear aspect. TV point. Inset crystal downlights.

Bedroom Four

10'9 x 8'3

UPVC double glazed windows to the side and rear aspects. Central heating radiator.

Bedroom Five

9'6 x 8'5

UPVC double glazed windows to the front and side aspects. Central heating radiator. Inset ceiling downlights.

Bathroom

UPVC double glazed window to the front aspect. Porcelain tiled flooring with underfloor heating. Fitted with a corner spa bath with shower attachment, a step in shower enclosure with a multi jet shower, a wash hand basin with a waterfall tap on a decorative stand with storage and a low level wc. Mirror fronted cabinet with sliding door. Heated towel rail. Inset ceiling downlights.

Bedroom Six/Studio

External

At the front, side and rear of the property are wrap around lawns with shrub displays. Electric car charger. A driveway gives ample parking for several vehicles and leads to a double garage with remote control door.

The property has an entry intercom system with built in camera

Area Guide

Prescot, a town renowned for its rich history and vibrant community. Once the heart of England's watch and clock-making industry, Prescot is steeped in heritage, providing a unique backdrop for modern living. The town boasts excellent transport links, making commuting to Liverpool and beyond a breeze.

Residents of Prescot enjoy a delightful mix of amenities, including a variety of eateries, bars,





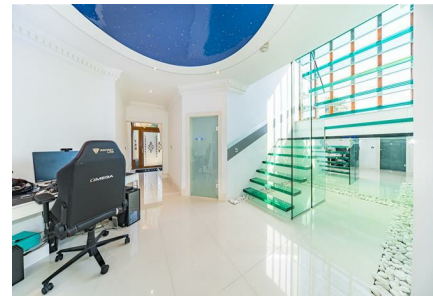
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parks, and shops, all within easy reach. The local area is perfect for those who appreciate both the tranquillity of semi-rural life and the conveniences of urban living.

For leisure and recreation, Prescot offers an array of activities. Nature enthusiasts can explore the nearby Knowsley Safari Park, the longest safari park in the UK, while art lovers will be captivated by the impressive Dream sculpture, a striking 20-metre high modern art installation. The town's rich connection to theatre, particularly its historical ties to Shakespeare, is celebrated at the local museum, where visitors can delve into Prescot's fascinating past.

In addition to its cultural offerings, Prescot is home to the local football team, Prescot Cables FC, providing opportunities for community engagement and spirited events. With film nights, open-air cinema, and pop-up performances, there is always something happening in this lively town.



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Council Tax Band

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

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.



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