



4  3  2  1WC

Sandstone Close, Rainhill L35

£580,000

**BELVOIR!**





## Key Features

- > NO CHAIN
- > FOUR DOUBLE BEDROOMS
- > DOUBLE GARAGE
- > SANDSTONE CLOSE
- > RAINHILL
- > CORNER PLOT
- > Tenure: Freehold
- > EPC In Progress



Set on a generous corner plot in the highly desirable Sandstone Close, this beautifully presented four bedroom detached family home offers spacious living, excellent kerb appeal, and the convenience of a prime Rainhill location.

The property welcomes you with a large driveway and double garage, providing ample parking and storage. Inside, the layout is ideal for modern family life, featuring a bright lounge and a stylish kitchen/diner opening onto the garden and ground floor wc.

Perfect for entertaining or relaxed family meals.

VIRTUAL TOUR AVAILABLE

EPC in progress









Upstairs, there are four well-proportioned bedrooms, including a master with en-suite shower room, alongside a modern family bathroom.

Externally, the wraparound gardens provide plenty of space for outdoor living and play, making the most of the private corner setting.

Situated in the sought-after village of Rainhill, known for its welcoming community feel, this home is ideally placed for family living. Excellent local schools are within easy reach, including highly regarded primaries and secondaries, while Rainhill Village Centre is just a short distance away, offering shops, cafes, pubs, and everyday amenities. Commuters will appreciate the superb transport links, with Rainhill Station providing regular services to Liverpool and Manchester, along with quick access to the M62 motorway. The area is also surrounded by green spaces, parks, and leisure facilities, making it a perfect choice for growing families.



### ENTRANCE HALL

10'4" x 9'4" (3.1m x 2.8m)

Laminate to floor. Radiator to wall. Door to front aspect. Access to lower rooms.

### FORMAL DINING ROOM

10'1" x 9'10" (3.1m x 3m)

Laminate to floor. Radiator to wall. window to front aspect.

### WC

Toilet and Sink

### LIVING ROOM

20'4" x 12'4" (6.2m x 3.8m)

Box bay window to front aspect. Carpet to floor, Radiator to wall. Fireplace. Patio doors to rear aspect.

### KITCHEN/DINING ROOM

20'10" x 10'5" (6.4m x 3.2m)

Laminate to floor. Radiator to walls. Patio doors to rear aspect. Island. Integrated appliances. Window to rear aspect. Wall & base units.







## UTILITY ROOM

8'5" x 5'1" (2.6m x 1.5m)

Tiles to floor. Wall & base units. Radiator to wall. Door to side aspect.

## LANDING

15'4" x 7'0" (4.7m x 2.1m)

Carpet to floor. Access to upper rooms.

## BATHROOM

7'3" x 8'7" (2.2m x 2.6m)

Laminate to floor. Walk-in double shower. Toilet. Basin with vanity unit. Heated towel rail.

## MAIN BEDROOM

13'9" x 13'4" (4.2m x 4.1m)

Carpet to floor. Window to front aspect. Radiator to wall. Access to en-suite.

## EN-SUITE

7'2" x 5'6" (2.2m x 1.7m)

Laminate to floor. Shower & cubicle. Toilet. Basin with vanity unit.

## BEDROOM TWO

12'6" x 10'11" (3.8m x 3.3m)

Carpet to floor. Window to front aspect. Radiator to wall.

## BEDROOM THREE

12'1" x 10'9" (3.7m x 3.3m)

Carpet to floor. Window to rear aspect. Radiator to wall.

## BEDROOM FOUR

12'2" x 7'4" (3.7m x 2.2m)

Carpet to floor. Window to rear aspect. Radiator to wall.

## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those











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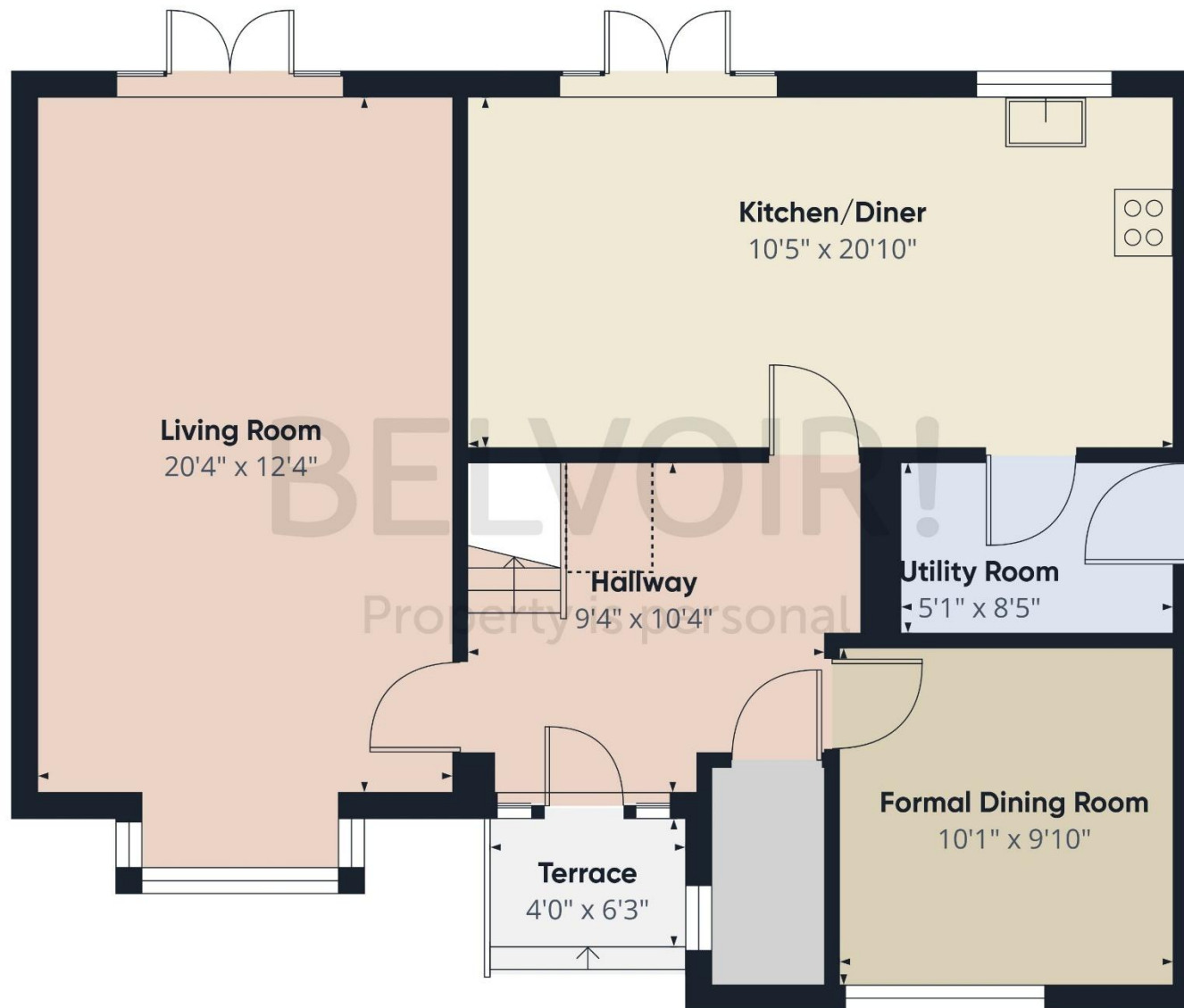
Property is personal





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Property is personal





Floor 0 Building 1



Approximate total area<sup>(1)</sup>

770 ft<sup>2</sup>

Balconies and terraces

29 ft<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

(1) Excluding balconies and terraces

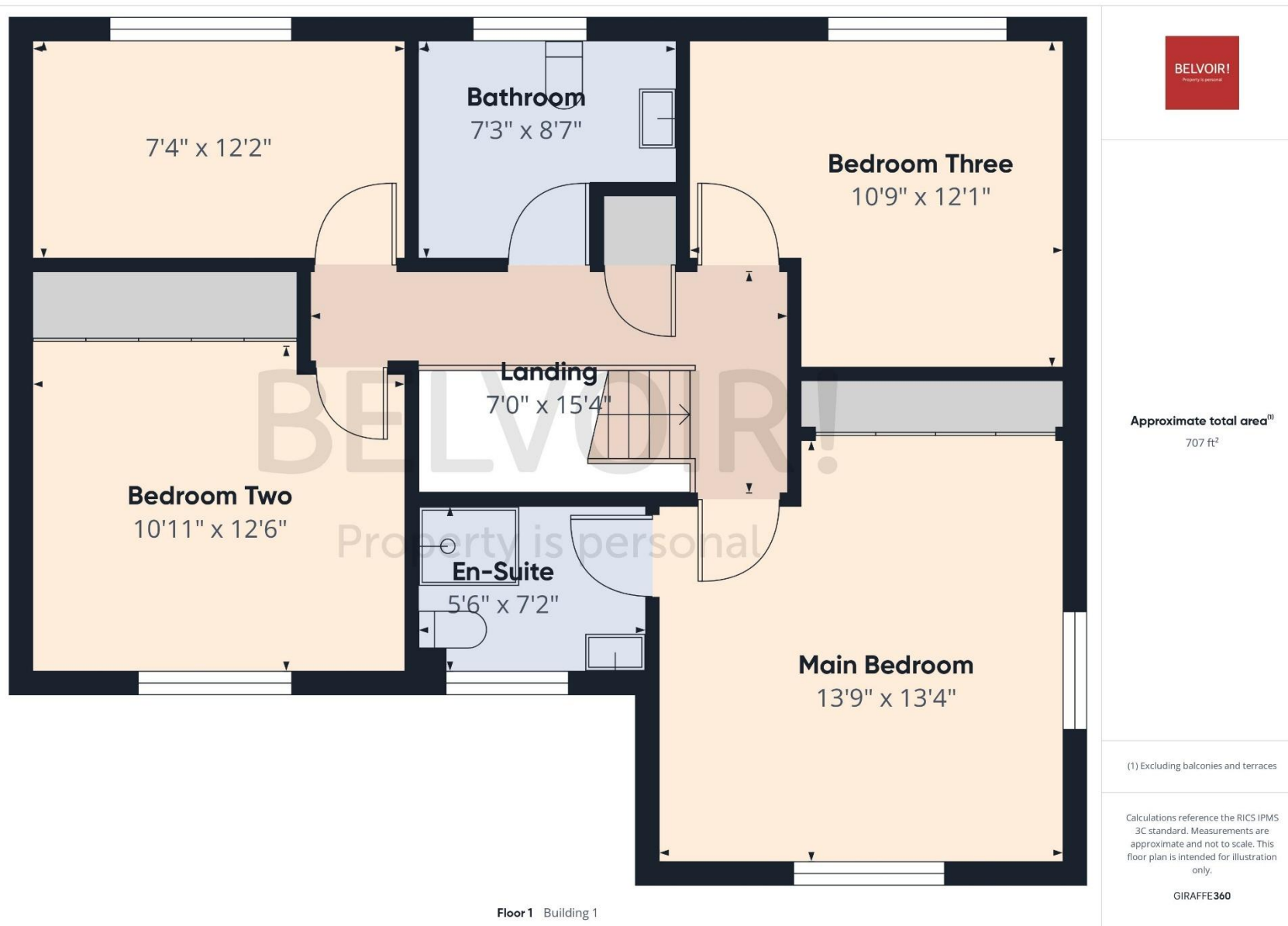
Reduced headroom

..... Below 5 ft

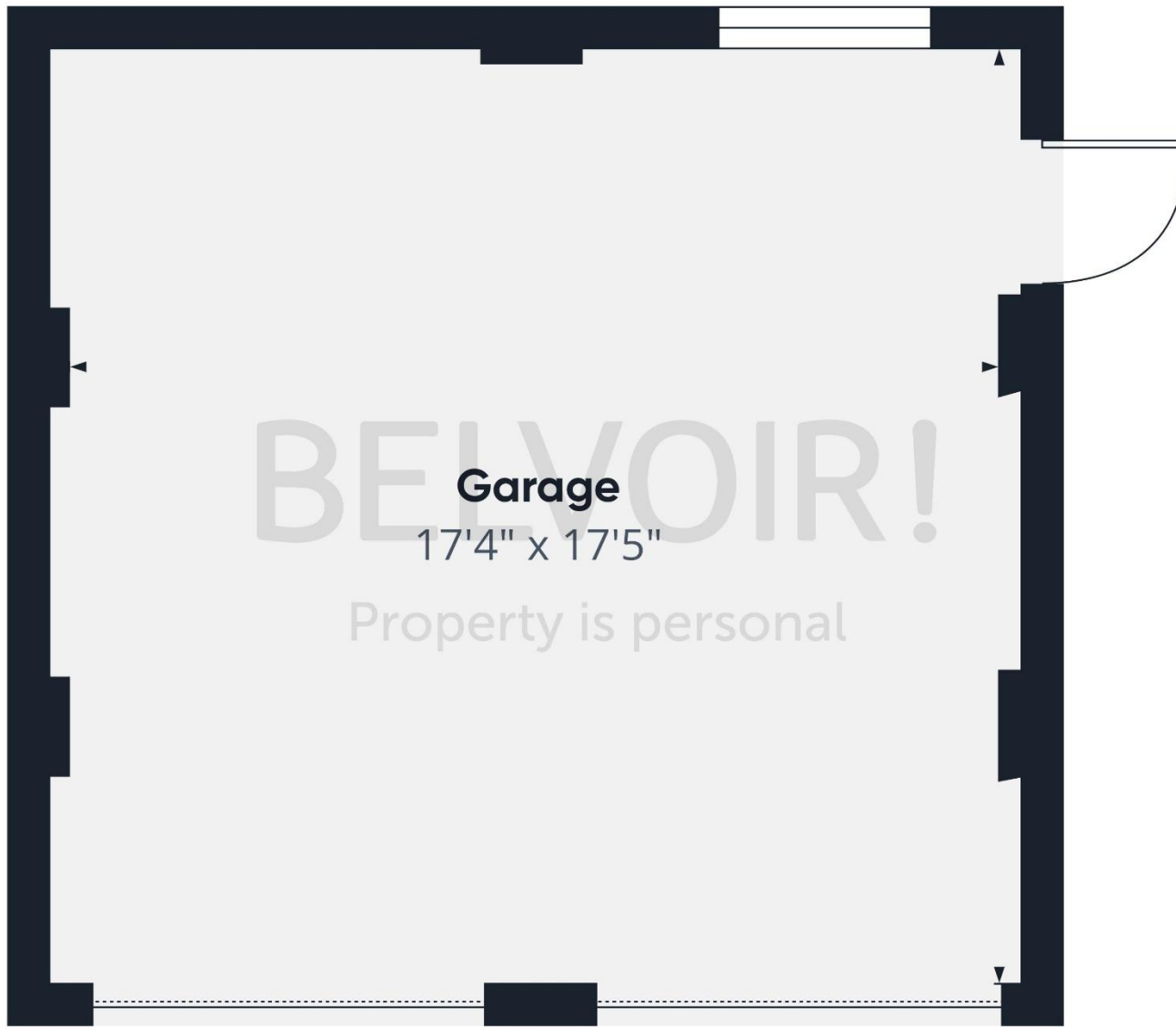
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
314 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact us today to arrange a viewing...

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