



4  2  1 

Plumtree Close, Rainhill

£260,000

BELVOIR!



Key Features

- > NO CHAIN
- > CUL-DE-SAC
- > FREEHOLD
- > FOUR BEDROOMS
- > GARAGE
- > LARGE GARDEN
- > EPC C





This attractive four-bedroom semi-detached home on Plumtree Close is tucked away in a quiet cul-de-sac and offers the ideal blend of space, comfort, and convenience for modern family living.

The property is entered through a useful porch which opens into a welcoming entrance hall. From here, the spacious lounge sits to the front of the home, while to the rear a large dining room with patio doors provides a bright and airy setting that flows directly out to the garden.

The dining room also connects to a well-appointed kitchen, complemented by a separate utility room that adds valuable practicality for busy family life. A downstairs W.C completes the ground floor layout. Upstairs, four generously sized bedrooms and a family bathroom provide plenty of space for both family and guests.

The property stands out with its large rear garden, a wonderful setting for outdoor entertaining, play, or simply relaxing in private. To the front there is a driveway leading to a double-length garage, ensuring excellent parking and storage.

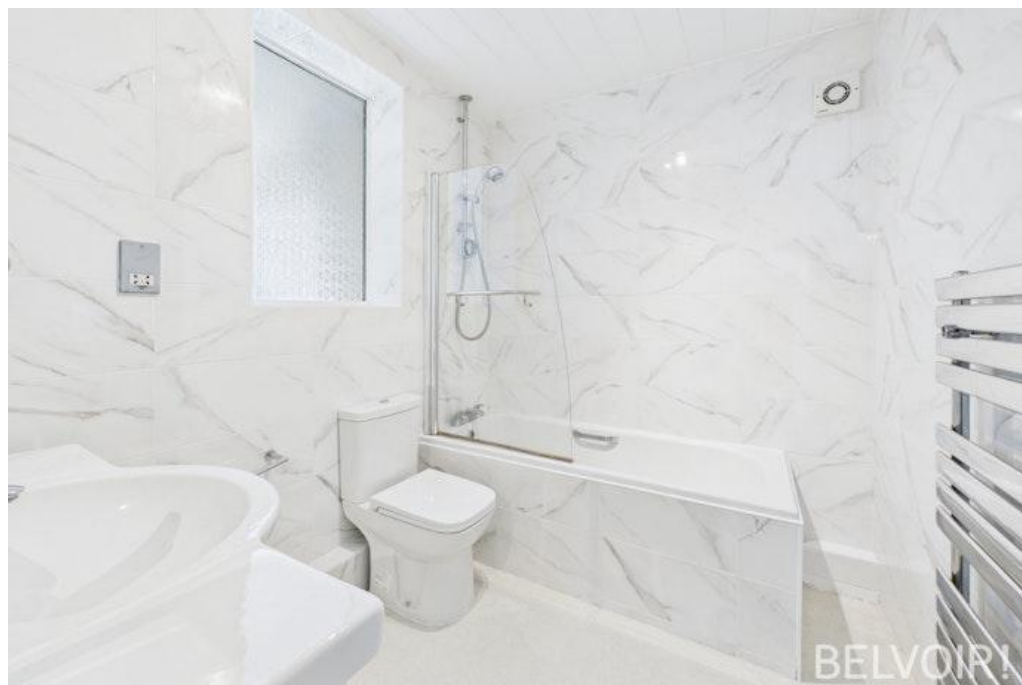


The home enjoys an enviable location, surrounded by a choice of excellent schools, including St Luke's Catholic Primary School, St Mary & St Paul's CofE Primary School, and Eccleston Lane Ends Primary School. For older students, Rainhill High School and Sixth Form, along with the independent Tower College in Rainhill, are just a short drive away. Commuters are well served, with Eccleston Park railway station offering fast links into Liverpool, and easy access to the M62 and other major road networks ensures effortless travel in every direction.

This is an area with a strong community feel, rich history, and a growing cultural scene, including the Shakespeare North Playhouse. Everyday amenities are well catered for, with shops, services, and leisure facilities all nearby, and Knowsley Safari Park just a short drive away provides a great day out for the whole family.

Offered as a freehold property, this home presents a rare opportunity to secure a spacious, well-located family house with generous outdoor space in a desirable cul-de-sac setting.

VIRTUAL TOUR AVAILABLE





ENTRANCE HALL

15'6" x 6'2" (4.7m x 1.9m)

Carpet to floor. Radiator to wall. Privacy glass to front aspect.

W.C

6'4" x 2'7" (1.9m x 0.8m)

Tiles to floor. Basin with vanity unit. Mirror to wall. Toilet.

LIVING ROOM

10'10" x 16'9" (3.3m x 5.1m)

Laminate to floor. Window to front aspect. Lights to wall. Radiator to wall.

DINING ROOM

17'2" x 11'10" (5.2m x 3.6m)

Laminate to floor. Fireplace to wall. Radiator to wall. Patio doors to rear aspect.

KITCHEN

15'3" x 14'8" (4.6m x 4.5m)

Tiles to floor. Wall & base units. Window & door to rear aspect.

UTILITY ROOM

8'9" x 6'11" (2.7m x 2.1m)

Tiles to floor. Heated towel rail. Privacy window to rear aspect.

LANDING

3'3" x 9'3" (1m x 2.8m)

Carpet to floor. Access to all upper rooms. Radiator to wall.

MAIN BEDROOM

13'5" x 10'7" (4.1m x 3.2m)

Window to rear aspect. Fitted wardrobes. Radiator to wall. Laminate to floor.

BEDROOM TWO

11'10" x 10'6" (3.6m x 3.2m)

Laminate to floor. Window to front aspect. Basin. Radiator to wall.

BEDROOM THREE

14'10" x 9'11" (4.5m x 3m)

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

BEDROOM FOUR

11'3" x 7'4" (3.4m x 2.2m)

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

GARAGE

31'6" x 8'8" (9.6m x 2.6m)

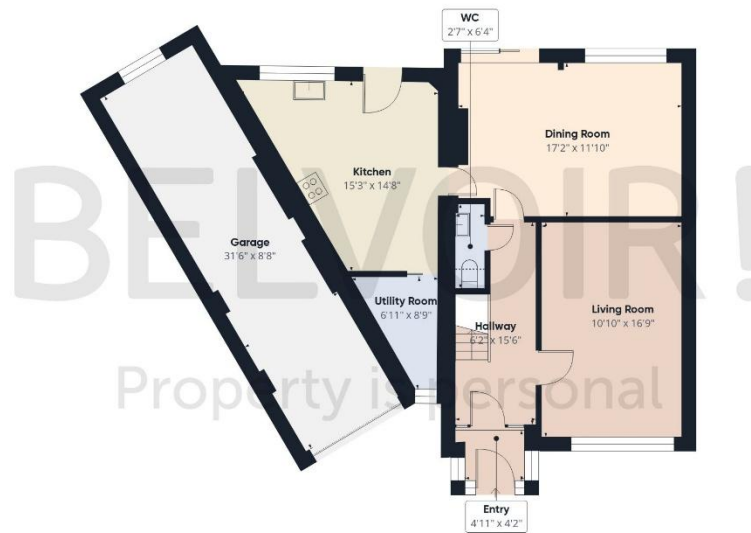
Concrete floor. Doors to front & rear aspect.

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 mentioned are to be agreed with the seller.







Floor 0



Floor 1



Approximate total area⁽¹⁾
1602 ft²

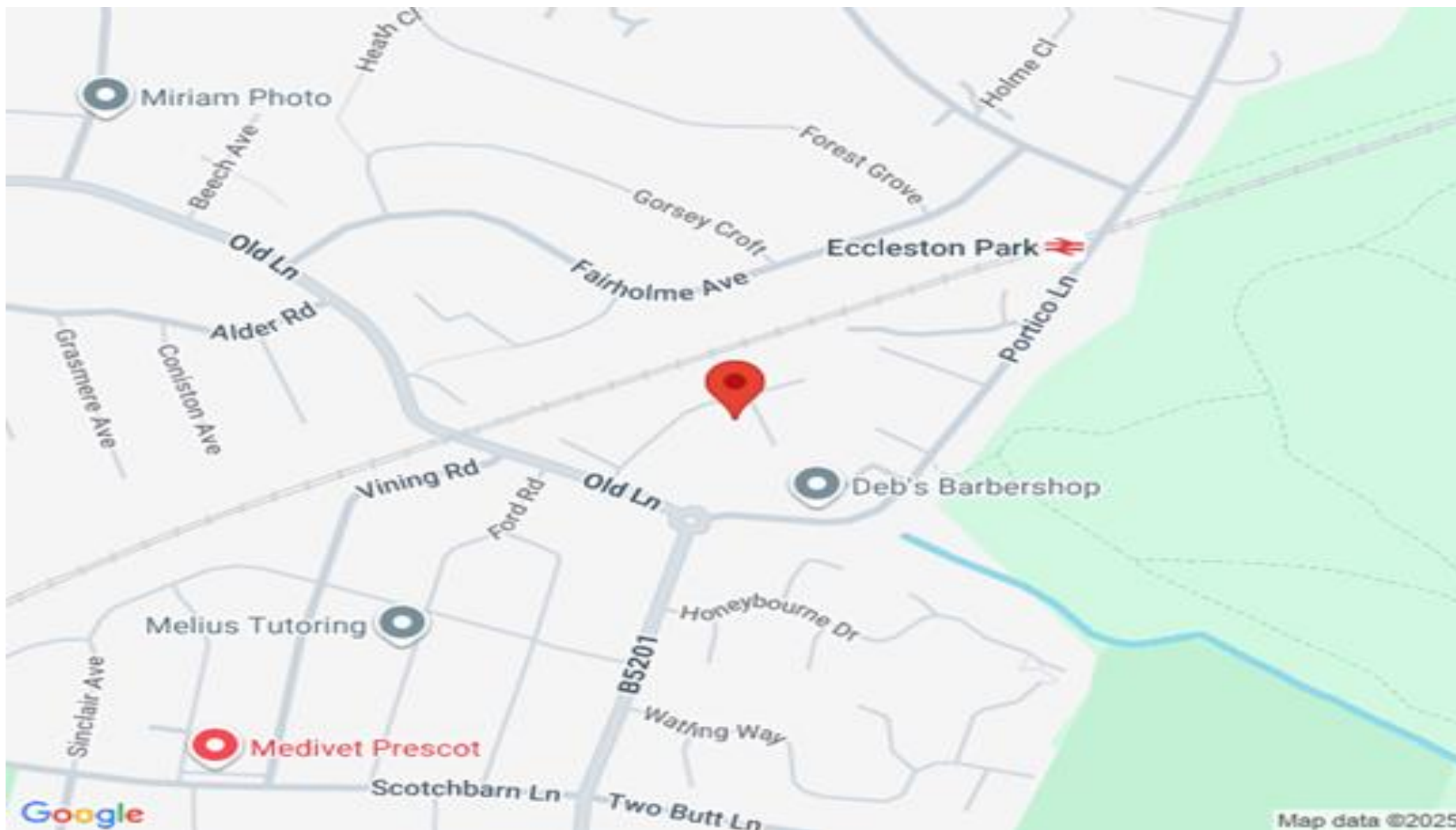
Reduced headroom
4 ft²

(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.

GIRAFFE360



Contact us today to arrange a viewing...

BELVOIR!

<https://www.belvoir.co.uk/liverpool-prescot-estate-agents/>

0151 430 0041