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Longview Road, Rainhill, Rainhill

£210,000

**BELVOIR!**



## Key Features

- > NO CHAIN
- > LARGE PLOT
- > RAINHILL
- > THREE BEDROOMS
- > DRIVEWAY
- > Tenure: Leasehold
- > EPC rating C







Welcome to this beautifully presented three-bedroom semi-detached home, ideally situated on the highly sought-after Longview Road in Rainhill. Set on an impressive plot, this charming property offers generous and flexible living space throughout, including three well-proportioned bedrooms, a stylish family bathroom, and spacious ground floor accommodation, making it an ideal choice for families or those looking to upsize in a desirable location.

Upon entering the property, you are welcomed into a bright and contemporary hallway that effortlessly flows into an extended Kitchen and dining area which provides an abundance of living space, creating a versatile and sociable environment for modern family living. The kitchen is modern and thoughtfully designed, featuring ample cabinetry and generous worktop space, making it ideal for everyday cooking. Adjacent to the kitchen is a separate utility room, which also includes a convenient downstairs WC. This open-plan setting is enhanced by large double doors that lead out to paved patio perfect for both relaxing and entertaining. Continuing upstairs you will find three well-proportioned bedrooms, including two generous doubles and a comfortable single, ideal for a child's room, guest space, or home office or nursery. As well as a stylish three-piece family bathroom completes the upper floor.



Externally, the property offers fantastic kerb appeal. With its large driveway to the front provides off-road parking for multiple vehicles and leads to a large garage, ideal for additional storage or secure parking. The rear garden has been designed for low maintenance with paved and bordered areas, providing an excellent outdoor space for entertaining, gardening, or enjoying sunny afternoons.

Set in the heart of Rainhill, this home is perfectly placed for families and commuters alike. The area is home to several well-regarded schools, including Rainhill High School, St Ann's C of E Primary School, and Oakdene Primary School. Rainhill also benefits from a charming village centre offering local shops, cafes, Bars and restaurants, all within a sort walking distance from the property. There is also excellent transport links nearby such as, Rainhill Train Station providing direct routes to Liverpool and Manchester, and also easy access to the M62 and M57 motorways if you travel by car.

Don't miss out on the opportunity to view this beautiful family home, Contact us today to arrange your viewing!







#### HALLWAY

5'11" x 16'0" (1.8m x 4.9m)

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

#### RECEPTION ONE

11'2" x 11'2" (3.4m x 3.4m)

Bay window to front aspect. Chimney breast to wall. Carpet to floor Radiator to wall.

#### RECEPTION TWO

11'11" x 11'2" (3.6m x 3.4m)

Double doors to rear aspect. Chimney breast to wall. Carpet to floor Radiator to wall.

#### KITCHEN/DINING

7'10" x 19'0" (2.4m x 5.8m)

Double doors to rear aspect. Window to rear aspect. Wooden upper and lower cupboards. Tile effect vinyl. Radiator to wall.

#### UTILITY

7'8" x 10'2" (2.3m x 3.1m)

Concrete to floors. Toilet to wall. Basin to wall. Door to garage front aspect.

#### GARAGE

19'7" x 12'1" (6m x 3.7m)

Shutter to front aspect. Concrete to floors.

#### STAIRS/LANDING

9'4" x 6'10" (2.8m x 2.1m)

Window to rear aspect. Carpet to stairs. Banister to wall.

#### MAIN BEDROOM

11'0" x 9'6" (3.4m x 2.9m)

Window to front aspect. Chimney breast to wall. Radiator to wall. Carpet to floors.

#### BDROOM TWO

6'4" x 6'10" (1.9m x 2.1m)

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

#### BEDROOM THREE

11'11" x 9'3" (3.6m x 2.8m)

Window to rear aspect. Chimney breast to wall. Radiator to wall. Carpet to floors.

#### BATHROOM

6'3" x 6'4" (1.9m x 1.9m)

Window to rear aspect. Vinyl to floor. Bathtub to wall. Toilet to wall. Basin to wall.

#### SALES 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.





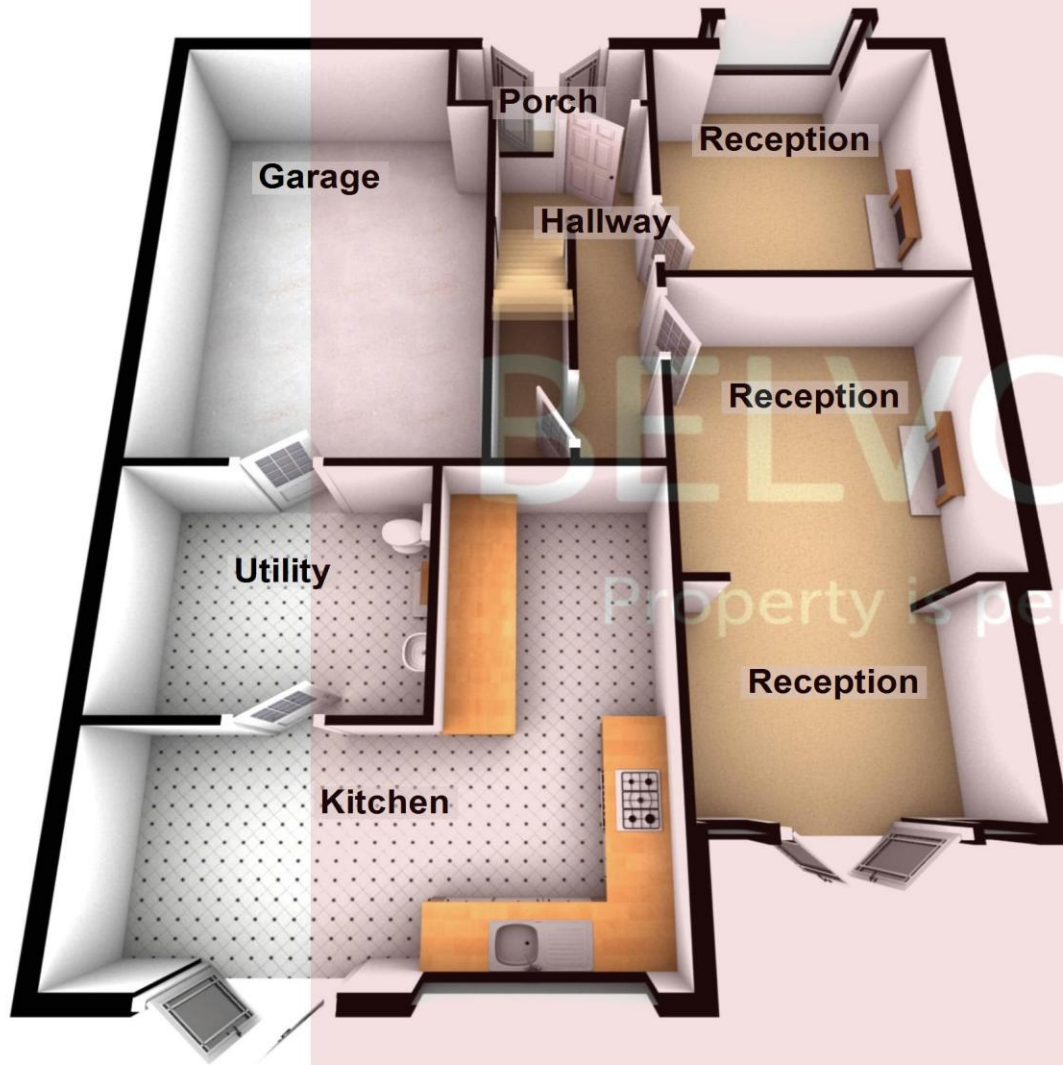




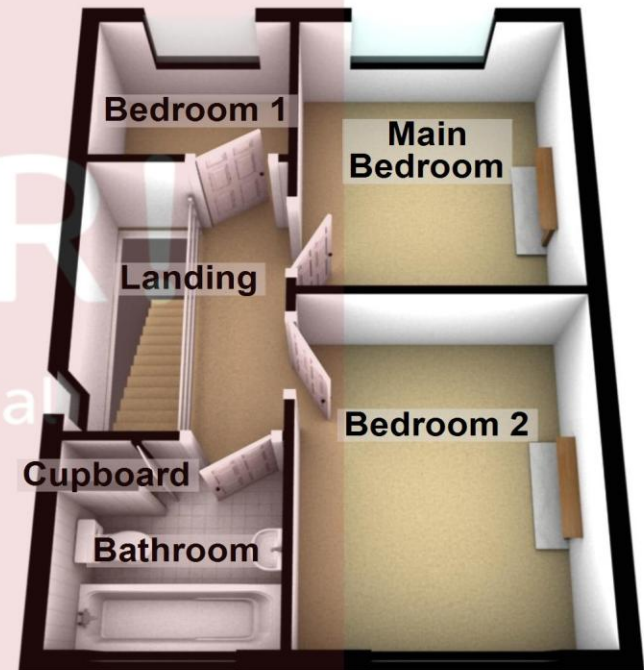




## Ground Floor



## First Floor





Contact us today to arrange a viewing...

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