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Longton Lane, Prescot

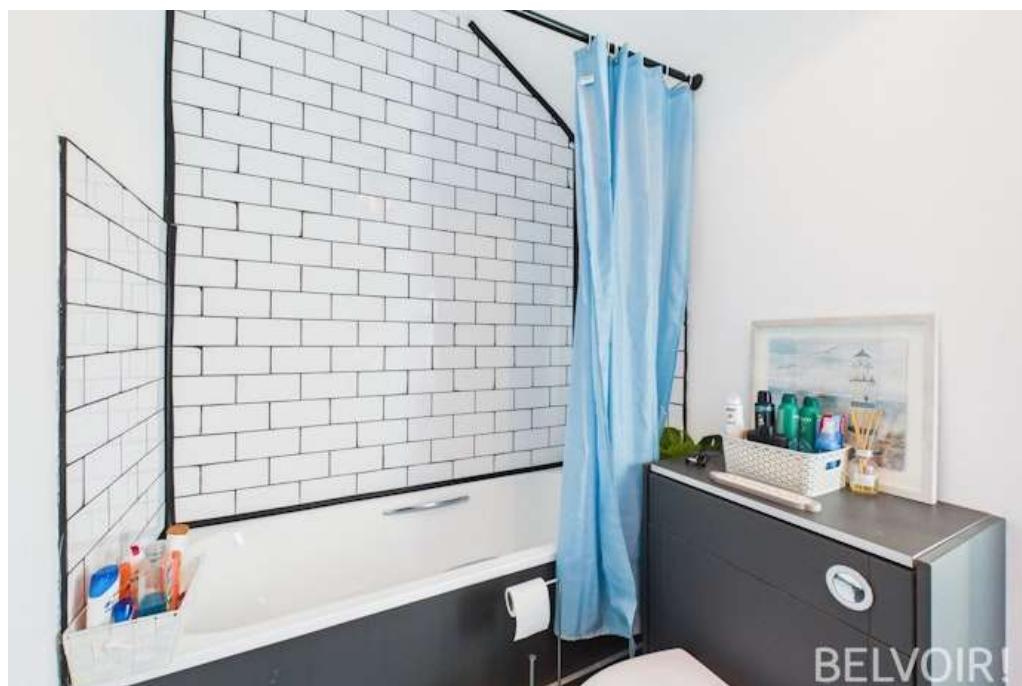
£190,000

BELVOIR!



Key Features

- > NO CHAIN
- > DRIVEWAY
- > RAINHILL
- > NEW BOILER
- > EV CHARGER
- > Tenure: Freehold
- > EPC rating E





Set along the ever-popular Longton Lane in the heart of Rainhill, this charming three-bedroom mid-terrace home offers an excellent blend of character, comfort and modern convenience. Ideally suited to families, first-time buyers or those looking to downsize without compromise, the property enjoys a welcoming frontage with off-road parking and a desirable location.

To the front, a private driveway provides convenient off-road parking and is complemented by an installed EV charging point. Stepping inside, the entrance hall leads directly into a bright and inviting lounge, creating a warm first impression and an ideal space to relax at the end of the day.

The ground floor continues seamlessly into a generous kitchen/diner, perfectly designed for everyday family living and entertaining alike. The fitted kitchen offers ample storage and worktop space, while the dining area comfortably accommodates family meals and gatherings. Upstairs, the property boasts three well-proportioned bedrooms alongside a modern family bathroom. Further benefits include a recently installed boiler, ensuring efficient and reliable heating throughout the home.

Externally, the private rear garden provides a peaceful outdoor retreat, ideal for relaxing, dining al fresco or enjoying time with family and friends.

The location is a particular highlight, positioned within a sought-after residential area just a short walk from Longton Lane Community Primary School, with Oakdene and St Bartholomew's Catholic Primary also close by. Rainhill High School caters well for secondary education. Rainhill railway station is only moments away, offering regular services on the Liverpool to Manchester line, making commuting straightforward and convenient.



Rainhill village centre offers a vibrant mix of independent shops, cafes, pubs and restaurants, while nearby green spaces such as Penny Pit and local recreation grounds provide excellent outdoor leisure options. With Whiston Hospital nearby and excellent road links via the M62 and M57 motorways, this property perfectly balances village charm with outstanding accessibility.





Approximate total area²
675 ft²

(1) Excluding basements and garages
Reduced footprint
Floor 1/2

Calculation is based on the RICS 1995
JC standard 3. Measurements are
approximate and not to scale. This
floor plan is intended for illustrative
purposes only.

DRAFF130

HALL

4'1" x 2'6" (1.2m x 0.8m)

Carpet to floor. Door to front aspect. Radiator to wall. Access to lounge.

LOUNGE

13'3" x 11'4" (4m x 3.5m)

Carpet to floor. Bay window to front aspect. Radiator to wall. Access to kitchen/diner.

KITCHEN/DINER

14'3" x 8'9" (4.3m x 2.7m)

Laminate to floor. Window to rear aspect. Wall & base units. Door to rear aspect. Radiator to wall.

LANDING

2'7" x 2'10" (0.8m x 0.9m)

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

MAIN BEDROOM

13'0" x 11'5" (4m x 3.5m)

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

BEDROOM TWO

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

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

BEDROOM THREE/OFFICE

6'9" x 6'7" (2.1m x 2m)

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



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