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Rainhill Road, Prescott, L35 4PH

£199,950

We are pleased to announce for sale this three bedroom end town house which is situated on a large corner plot making it an ideal family home. The property does require some modernisation but is mainly UPVc double glazed and gas central heated and briefly comprises of: entrance hallway, through lounge and dining room, kitchen, and conservatory all to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the property is set on a great plot with front, side and rear gardens. Gate access to the rear for off street parking. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 0151 426 0222.



Entrance Hallway

UPVc door to front aspect, stairs to first floor, and radiator.

Through Lounge and Dining Room

24'4" x 10'9" (7.43 x 3.30)

UPVc double glazed windows to both front and rear aspects, two radiators, and a feature fire place.

Kitchen

8'9" x 6'6" (2.68 x 1.99)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink unit, and part tiled walls.

Conservatory

11'6" x 9'10" (3.51 x 3.01)

UPVc double glazed windows and single door leading into rear garden.

First Floor Landing

Window to side aspect, and loft access.

Bedroom One

12'0" x 10'8" (3.68 x 3.26)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Two

10'8" x 10'2" (3.26 x 3.12)

UPVc double glazed window to front aspect, and radiator.

Bedroom Three

7'3" x 5'6" (2.22 x 1.70)

UPVc double glazed window to front aspect, and radiator.

Shower Room

6'5" x 5'6" (1.98 x 1.70)

UPVc double glazed window to rear aspect, stand in shower cubicle, low level wc, hand wash basin, ceramic floor tiles, tiled walls, and radiator.

External

Set on a large plot with lawn and trees to the front and the side. To the rear is an enclosed garden area with both lawn and patio areas. There is also double gates for off street parking, and a variety of sheds. There is currently a static caravan in the rear garden that can be removed or left depending on the buyers choice.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		