



**1 Potteries Way, Rainford, St Helens, WA11 8GP**  
**£525,995**

## GROUND FLOOR

**Lounge 13'8 x 10'7 (plus bay) (4.17m x 3.23m (plus bay))**

Fully carpeted, fully upgraded light switches and sockets

**Kitchen area 17'5" x 10'4" (5.31 x 3.17)**

Amtico flooring, fully fitted kitchen with integrated washing machine, dishwasher and double oven. Quartz worktop and up stand, with a stainless steel undermounted sink and grooved drained worktop

**Family/Dining area 15'10" x 14'2" (max) (4.85 x 4.32 (max))**

Amtico flooring

**Utility 10'7" x 5'8" (3.24 x 1.74)**

Amtico flooring

**WC/cloaks**

Amtico flooring

**Garage 19'8" x 9'10" (max) (6.00 x 3.0 (max))**

## FIRST FLOOR

**Bedroom 1 15'8" x 10'7" (4.79 x 3.25)**

Fully carpeted, fully upgraded light switches and sockets

**En-suite**

Amtico flooring, with upgraded tiles

**Bedroom 2 12'6" x 9'8" (3.83 x 2.95)**

Fully carpeted, fully upgraded light switches and sockets

**En-suite**

Amtico flooring, with upgraded tiles

**Bedroom 3 11'1" x 9'11" (3.40 x 3.03)**

Fully carpeted, fully upgraded light switches and sockets

**Bedroom 4 14'5" x 9'1" (4.40 x 2.77)**

Fully carpeted, fully upgraded light switches and sockets

**Bathroom**

Amtico flooring, with upgraded tiles



### LIVING ROOM

4.19m (plus bay) x 3.24m  
13'8" (plus bay) x 10'7"

### FAMILY/DINING ROOM

4.85m (max) x 4.32m (max)  
15'10" x 14'2"

### KITCHEN

5.31m x 3.17m  
17'5" x 10'4"

### UTILITY ROOM

3.24m x 1.74m  
10'7" x 5'8"

### WC

1.87m x 0.88m  
6'1" x 2'10"

### GARAGE

6.00m x 3.00m (max)  
19'8" x 9'10" (max)