





48 Railway Road

Rhoose

WELL PRESENTED modern family home situated on the POPULAR GOLWG Y MOR development and located off the main road with no passing traffic. Built in approx 2021, this property will have the balance of the NHBC.

Accommodation comprises entrance hall with storage cupboard, WC, bay front lounge, kitchen breakfast room and utility. The first floor has four bedrooms – three of which have fitted wardrobes, plus a family bathroom and en suite.

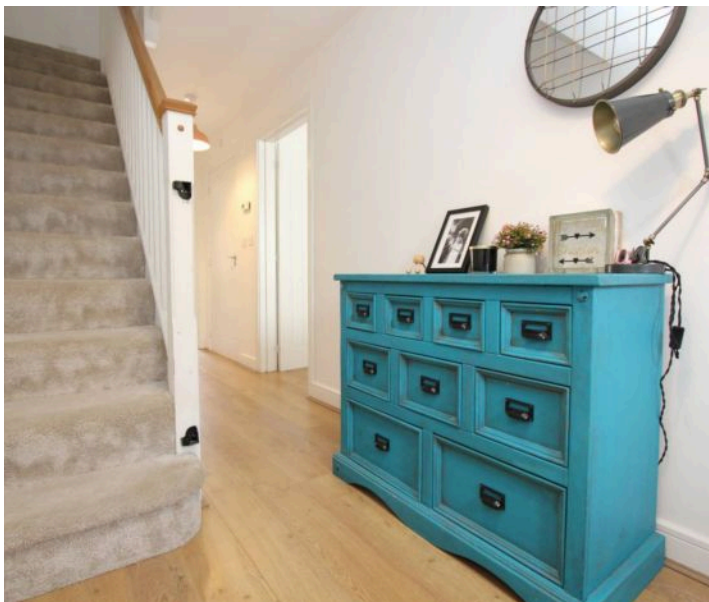
The rear garden is enclosed, of low maintenance and has pedestrian gate which leads to the double drive and garage. There is the added benefit of an EV charger.

The village of Rhoose is located within a short walk and the rail station is just a stones throw away. This family home is within catchment for the following schools: Ysgol Sant Baruc, South Point Primary School, St Helens RC and All Saints, plus the comprehensive schools of Whitmore High School, St Richard Gwyn RC and Comprehensive.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B

- SPACIOUS DETACHED FAMILY HOME
- BUILT APPROX 2021 – BALANCE OF NHBC – TAYLOR WIMPEY
- LARGE FITTED KITCHEN BREAKFAST ROOM PLUS UTILITY
- FOUR BEDROOMS – THREE WITH FITTED WARDROBES
- GARAGE PLUS DRIVE FOR TWO VEHICLES





Entrance Hall

Accessed via modern composite door. Laminate flooring and carpeted stairs to the first floor with under stair recess. Radiator. Panelled white internal doors to lounge, store cupboard, WC and kitchen breakfast room.

WC cloaks

6' 0" x 4' 0" (1.83m x 1.22m)

White WC with button flush and matching pedestal wash basin. Radiator and tiled effect laminate floor.

Lounge

16' 6" x 11' 10" (5.04m x 3.60m)

A spacious lounge with front aspect bay window and continuation of the laminate floor. Radiator.

Kitchen Breakfast Room

18' 6" x 10' 11" (5.65m x 3.32m)

A good size kitchen with plenty of space for family dining and chairs and double opening doors onto the rear garden. The kitchen is fitted with a wide range of eye level and base units with complementing work surfaces over plus one and a half bowl sink unit. Integrated appliances include, pull out larder, double eye level oven, inset gas hob and tall fridge freezer. Modern splash back tiles. Continuation of the laminate floor plus rear aspect window. Internal door to utility.

Utility

5' 6" x 4' 1" (1.67m x 1.25m)

Continuation of the laminate floor Fitted with base level units, matching the kitchen and work surfaces over. Extractor and radiator.

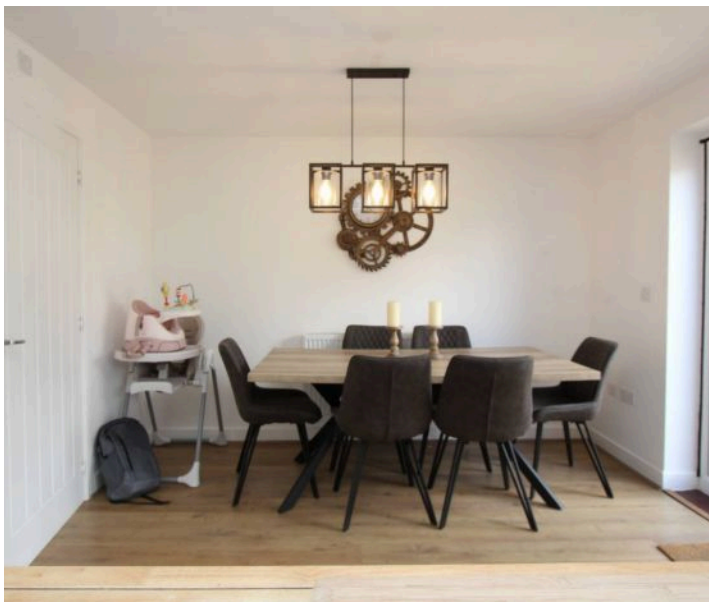
Landing

Carpeted landing with loft hatch. Matching panelled doors give access to the bathroom and four bedrooms.

Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

White bathroom suite comprising panelled bath with electric shower over and glass shower door, pedestal wash basin and close coupled WC with button flush





Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

White bathroom suite comprising panelled bath with electric shower over and glass shower door, pedestal wash basin and close coupled WC with button flush. Partial tiled walls, sill with opaque window. Radiator. Tiled effect laminate floor.

Bedroom One

14' 0" x 10' 8" (4.26m x 3.25m)

Carpeted double bedroom with front aspect bay window. Radiator and fitted triple wardrobes. Door to en suite. Measurements include depth of wardrobes and taken into bay.

En Suite

6' 6" x 3' 10" (1.99m x 1.17m)

Fully tiled shower cubicle with thermostatic shower inset, close coupled WC with button flush and matching pedestal wash basin. Partial tiled walls. Radiator. Laminate floor.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m)

Carpeted double bedroom with rear aspect window and radiator. Fitted double wardrobes. Measurements include depth of wardrobes.

Bedroom Three

9' 2" x 8' 4" (2.80m x 2.55m)

Carpeted double bedroom with rear aspect window and radiator. Fitted double wardrobes. Measurements exclude depth of wardrobes.

Bedroom Four

7' 2" x 7' 7" (2.18m x 2.31m)

Carpeted bedroom with front aspect window and radiator.

Agent Note

We expect the annual maintenance charges to be round £250, when they become payable, towards the end of 2025.





GARDEN

Enclosed, low maintenance rear garden with patio and astro turf enclosed with railway sleepers. tap. Recess and storage area behind garage plus pedestrian gate to drive.

GARAGE

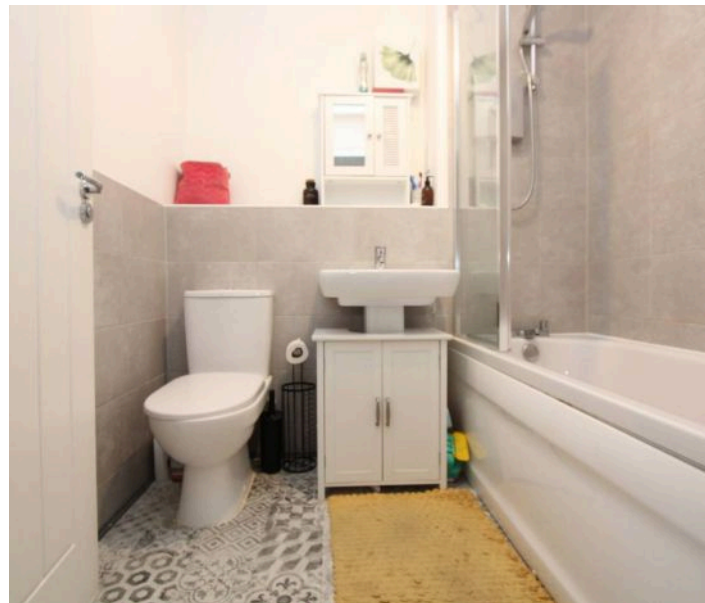
Single Garage

With up and over door, power and lighting

DRIVEWAY

2 Parking Spaces

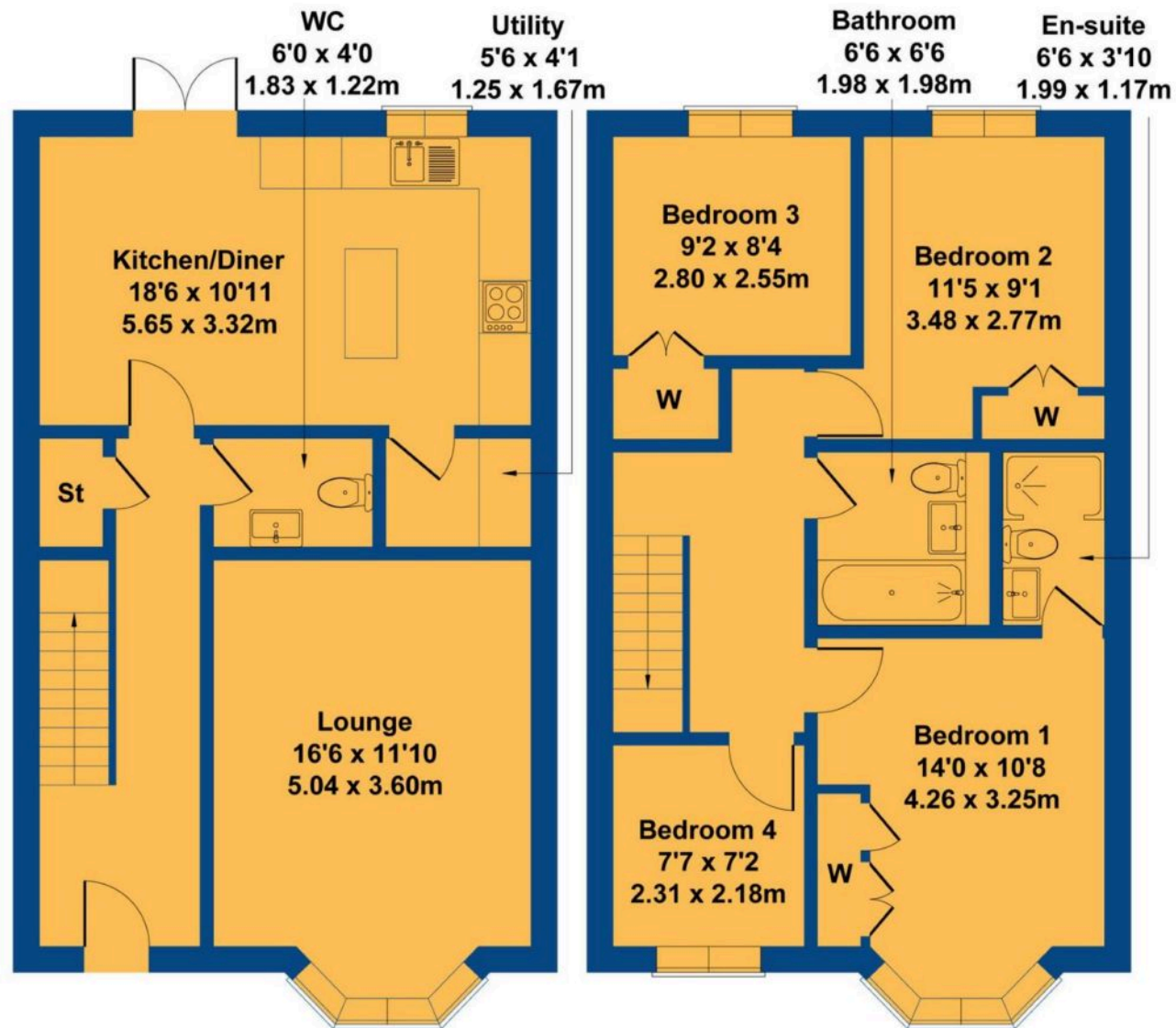
Off road parking for two vehicles, nose to tail, directly in front of the garage.





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Approximate Gross Internal Area
1152 sq ft - 107 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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