

FREEHOLD



House - Terraced (EPC Rating: C)

**215 LONGTON LANE, RAINHILL, PRESCOT, L35  
8NX**

**£160,000**



# 3 Bedroom House - Terraced located in Prescot

Offered to the market with no onward chain, this extended three-bedroom terraced home presents a fantastic opportunity for buyers looking to create a long-term family home. While the property would benefit from a programme of modernisation, it offers generous living space and excellent potential to personalise and add value.

The ground floor accommodation comprises a welcoming entrance hall leading into a spacious lounge/dining room, providing a versatile layout ideal for both everyday living and entertaining. The fitted kitchen comes with appliances and offers ample storage and workspace, with scope for updating to suit individual tastes and requirements.

To the first floor, there are three well-proportioned bedrooms, offering comfortable accommodation for families, guests, or those working from home. The family bathroom is fitted with a three-piece suite and, like the rest of the property, presents an opportunity for refurbishment to create a stylish and contemporary space.

Externally, the property benefits from a rear garden featuring a patio area and lawn, perfect for outdoor dining, children's play, or further landscaping. To the front, a driveway provides convenient off-road parking.

With its generous proportions, extension, and potential for improvement, this property represents an exciting prospect for a range of buyers. Early viewing is highly recommended to fully appreciate the space and opportunity on offer.

## Entrance Hall

Stairs to the first floor accommodation. Part glazed door to the front. Central heating radiator with cover.

## Lounge/Dining Room

23'2 x 14'3

Bay window to the front aspect. Laminate wood effect flooring. Central heating radiator. Cupboard housing utility meter. Understairs storage cupboard

## Kitchen

11'2 x 9'5

Window to the rear aspect. Central heating radiator. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob and electric oven. Tiled splashbacks.

## Landing

Doors to all rooms

## Bedroom One

13'2 x 11'4

Bay window to the front aspect. Central heating radiator. Picture rail

## Bedroom Two

10'6 x 10'4

Window to the rear aspect. Central heating radiator.

## Bedroom Three

12'4 max x 6'8

Window to the front aspect. Central heating radiator.

## Bathroom

Window to the rear aspect. Fitted with a three piece

suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Heated towel rail. Tiled walls.

## External

At the rear of the property is a paved patio area with a lawned garden and shrub displays. Water supply. Gate to the side alley

At the front is a driveway for off road parking.



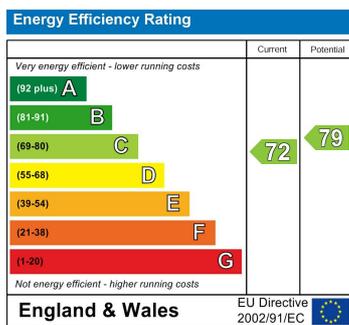




Council Tax Band

**B**

Energy Performance Graph



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