House - Semi-Detached

140 RAINHILL ROAD, RAINHILL, PRESCOT, L35 4PJ

O.I.R.O

£260,000

FEATURES

- A beautiful three bedroom semi detached property
- Entrance hall, lounge/dining room with french doors to the garden
- Utility Room with wall and base units
- Modern family bathroom with a three piece suite
- Situated close to Rainhill Village, excellent schools and transport links
- Fitted kitchen with quality units and built in appliances
- Front lawned garden with shrub displays and driveway
- Large rear garden with patio, lawn and garden shed

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3 Bedroom House - Semi-Detached located in Prescot

Entrance Hall
Laminate wood effect flooring. Rock part glazed front door. Stairs to the first floor accommodation. Central heating radiator with decorative cover. Built in storage cupboard

Lounge/Dining Room
24'6 x 11'2
UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Feature fireplace housing an electric stove effect fire. Central heating radiator. Coved ceiling

Dining Kitchen
16'0 x 9'7
UPVC double glazed french doors leading to the rear garden. Laminate tile effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl ceramic sink with mixer tap. Integral appliances include a five ring gas hob, a Bosch electric oven and a microwave. Brick effect tiled splashbacks.

Utility Room
12'1 x 6'4
UPVC double glazed window to the side aspect. Fitted with wall and base units. Plumbed for an automatic washing machine. Understairs storage cupboard.

Landing
Doors to all rooms. Loft access point.

Bedroom One
12'0 x 9'6
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted wardrobes. Central heating radiator.

Bedroom Two
11'1 x 10'4
UPVC triple glazed window to the front aspect. Central heating radiator with decorative cover.

Bedroom Three
8'1 x 7'2
UPVC triple glazed window to the front aspect. Built in storage cupboard. Central heating radiator with decorative cover.

Bathroom
UPVC double glazed window to the rear aspect. Marble floor tiles. Fitted with a three piece suite comprising of a panelled bath with overhead waterfall shower and a glass screen, a pedestal wash hand basin with waterfall tap and a low level wc. Heated towel rail. Tiled walls.

External
At the rear of the property is a paved patio area with a large garden laid to lawn with shrub displays. Garden shed.
At the front is a lawned garden with shrub displays and a driveway for off road parking

AGENTS NOTES
Please note this property is leasehold. The length of the lease is 999 years from 1st May 1935. The ground rent is £2.00 per year

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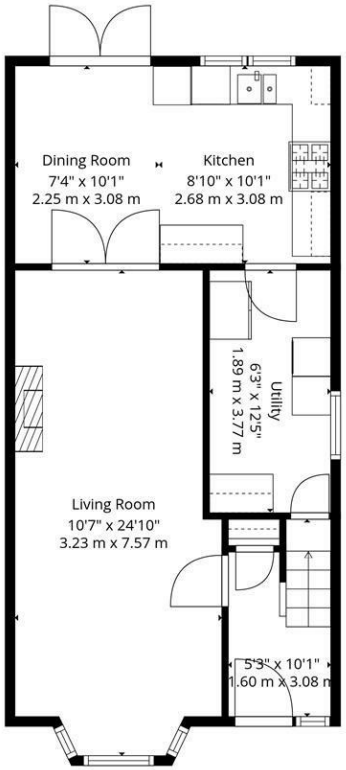
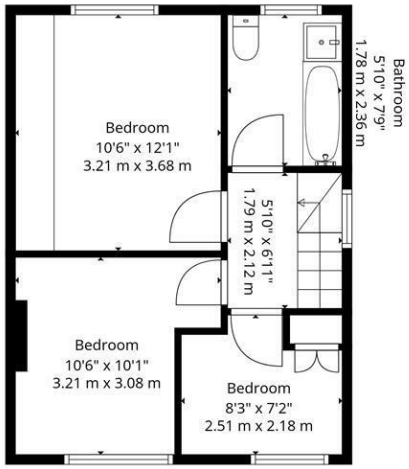


Ground Floor



1st Floor

Total: 848 sq. Ft, 79 m2
Ground Floor: 472 sq. Ft, 44 M2, 1st Floor: 376 sq. Ft, 35 m2
Excluded Areas: Utility: 77 sq. Ft, 7 M2, Walls: 93 sq. Ft, 9 m2

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Council Tax Band

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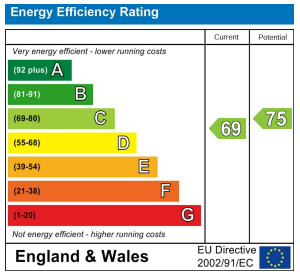

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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