

FREEHOLD



House - Detached

74 MOOREWAY, RAINHILL, PRESCOT, L35 6PD

Asking Price

£395,000

FEATURES

- Extended detached family home
- Four generously sized bedrooms
- Driveway and integral garage
- Multiple reception rooms offering flexible living
- Spacious extended kitchen
- Private rear garden
- Close to outstanding local schools and amenities
- Highly sought-after Rainhill Village location



BROOKS
ESTATE AND LETTING AGENTS LTD

4 Bedroom House - Detached located in Prescott

An extended four-bedroom detached family home situated in the heart of sought-after Rainhill Village. Offering spacious and versatile accommodation, the property features two reception rooms, an extended kitchen, principal bedroom with en-suite, downstairs shower room, private rear garden, driveway and garage. Ideally positioned close to St Bartholomew's School and Church, local amenities, Rainhill Station and excellent motorway links, with superb potential to modernise and create a fantastic family home.

The welcoming entrance hallway leads to a well-planned ground floor featuring a spacious living room, a separate dining room and an extended kitchen, creating excellent spaces for both everyday family life and entertaining. A convenient ground floor shower room adds further practicality and flexibility for modern family living.

To the first floor, the property boasts four well-proportioned bedrooms, including a generous principal suite with en-suite facilities, alongside a modern family bathroom. The layout provides comfortable living for larger families and offers excellent adaptability to suit a variety of lifestyles.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining and family enjoyment, together with a driveway providing ample off-road parking and access to an integral garage.

Accommodation

Entrance Hall

1.70m x 2.30m (5'7" x 7'7")

A welcoming entrance hall providing access to the principal ground floor accommodation, with a doorway leading into the central hallway.

Hallway

3.70m x 2.30m (12'2" x 7'7")

A spacious central hallway giving access to the living room, kitchen, dining room and staircase to the first floor.

Living Room

7.20m x 3.70m (23'7" x 12'2")

A generous dual-aspect reception room offering excellent space for both seating and entertaining, with ample natural light.

Dining Room

3.70m x 3.00m (12'2" x 9'10")

A well-proportioned formal dining room, ideal for family meals and entertaining, conveniently positioned adjacent to the kitchen.

Kitchen

3.40m x 4.60m (11'2" x 15'1")

A spacious fitted kitchen providing ample worktop and cupboard space, with room for a range of appliances and access to the utility room.

Utility Room

3.10m x 2.60m (10'2" x 8'6")

A practical utility room offering additional storage and laundry facilities, with external access.

Ground Floor Shower Room

1.70m x 2.30m (5'7" x 7'7")

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin

and WC.

Garage

5.30m x 2.60m (17'5" x 8'6")

An attached garage providing secure parking or useful storage space.

First Floor

Landing

3.10m x 1.90m (10'2" x 6'3")

Central landing providing access to all four bedrooms and the family bathroom.

Principal Bedroom

5.10m x 2.90m (16'9" x 9'6")

A spacious double bedroom benefiting from an en-suite shower room.

En-Suite

2.00m x 2.10m (6'7" x 6'11")

Comprising a shower enclosure, wash hand basin and WC.

Bedroom Two

3.70m x 3.60m (12'2" x 11'10")

A generous double bedroom with built-in wardrobe space.

Bedroom Three





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



3.40m x 3.60m (11'2" x 11'10")
A well-proportioned double bedroom overlooking the rear aspect.

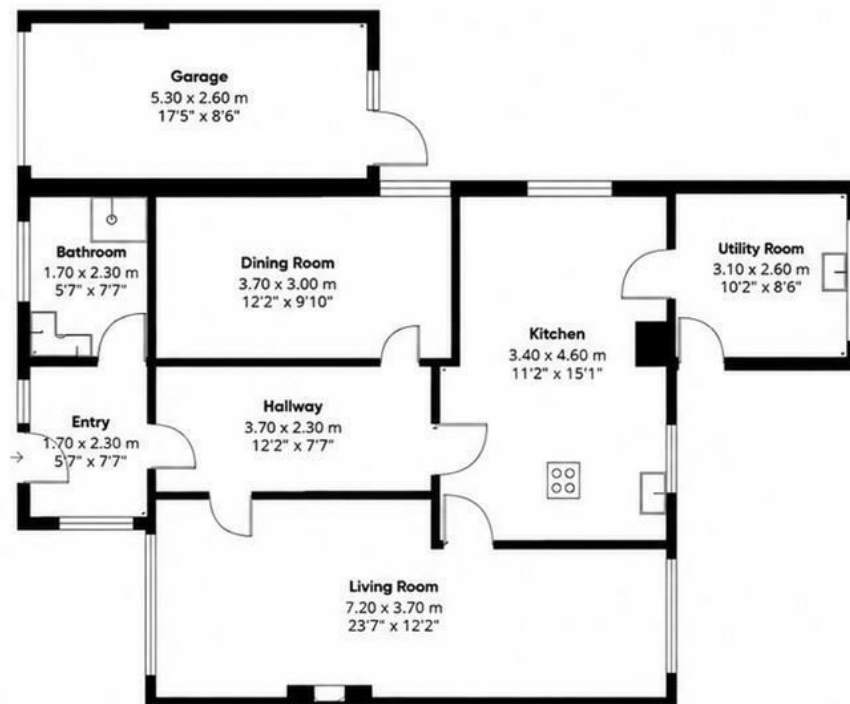
Bedroom Four

3.00m x 3.20m (9'10" x 10'6")
A comfortable fourth bedroom, suitable for use as a guest room, nursery or home office.

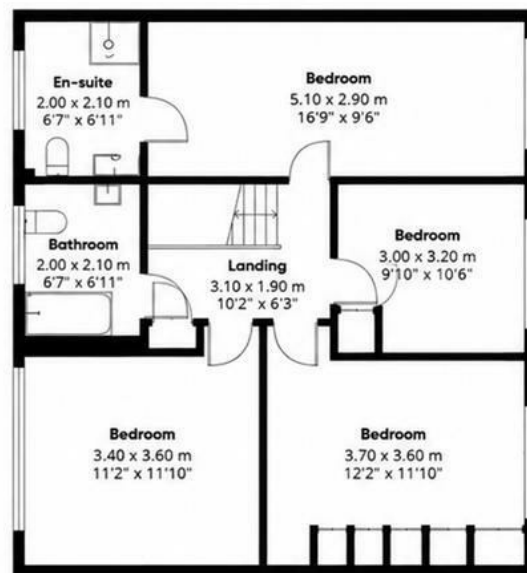
Family Bathroom

2.00m x 2.10m (6'7" x 6'11")
Fitted with a three-piece suite comprising bath, wash hand basin and WC, serving the remaining bedrooms.





Floor 0



Floor 1

Call us on

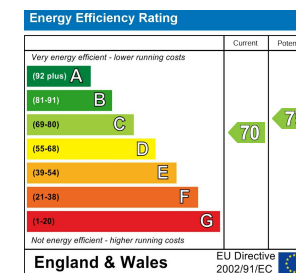
0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band

F



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.



BROOKS
ESTATE AND LETTING AGENTS LTD