

FREEHOLD



House - Semi-Detached

4 MILL LANE, RAINHILL, L35 6NQ

Asking Price

£250,000

FEATURES

- Three bedroom unique property
- Situated in a much sought after location of Rainhill
- Lounge, sitting room, fitted kitchen with log burner
- Two bedrooms and large family bathroom on the first floor
- Large bedroom and dressing area on the second floor
- Garden at the rear
- Driveway at the front for off road parking
- Offered with No Onward Chain
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Rainhill

Reception Room

14'9 x 10'2

UPVC double glazed french doors to the front aspect. Central heating radiator. Fitted for wall lights. Inset ceiling spotlights.

Lounge

14'8 x 10'7

UPVC double glazed french doors to the front aspect. UPVC double glazed window to the side. Central heating radiator. Feature fireplace. Cupboards housing utility meters. Stairs to the first floor accommodation.

Kitchen

14'2 x 11'6

UPVC double glazed windows to the rear and side aspects and part glazed door. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting butchers block work surfaces and incorporating a belfast sink with mixer tap. Space for a range cooker. Tiled splashbacks. Extractor hood. Central heating radiator. Wood burning stove on a stone plinth. Inset ceiling spotlights.

Landing

Original doors to bedrooms

Bedroom one

14'8x 10'4

UPVC double glazed window to the front aspect. Central heating radiator.

Bedroom Two

14'9 x 10'5

UPVC double glazed window to the front aspect. Central heating radiator. Fitted for wall lights.

Bathroom

11'6 x 10'3

UPVC double glazed french doors with opaque glass and Juliet balcony, Grey

laminate wood effect flooring. Fitted with a four piece suite comprising of steps up to a bath with mixer tap, a corner step in shower enclosure, glass wash hand basin on a glass and stainless steel stand and a low level wc. Tiled walls. Central heating radiator. Inset ceiling spotlights.

Loft Room

Velux window. Original beamed ceiling. Steps down to bedroom three

Bedroom Three

21'5" max x 7'3" head height x 14'7"

UPVC double glazed window to the front aspect with views over farmlands. Two original beams. Fitted for wall lights.

External

At the rear of the property is a garden with a paved patio area and lawn with decked seating area and Arbor. Brick outbuilding. Gate to the side.

At the front is a gravelled driveway



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



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



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

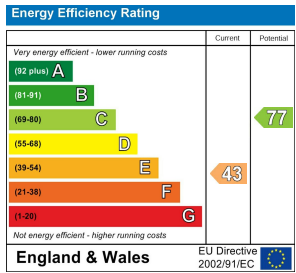
Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk
www.brooksestateandlettings.co.uk

Council Tax Band

C



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.

