

FREEHOLD



House - Semi-Detached

10 ELLERSLIE AVENUE, RAINHILL, L35 4QD

Asking Price

£350,000

FEATURES



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Rainhill

Entrance Hall

UPVC double glazed window to the side aspect. Laminate wood effect flooring. Central heating radiator. Understairs storage cupboard. Coved ceiling and decorative moldings.

Lounge

13'10 x 12'1

UPVC double glazed bay window to the front aspect. Feature fireplace housing a living flame gas fire. Central heating radiator. Coved ceiling. Decorative ceiling moldings

Kitchen

13'0 x 12'0

Luxury vinyl tiled flooring. Fitted with a range of quality grey wall and base units comprising of cupboards, drawers and contrasting granite work surfaces. Central island with granite work surface and incorporating a single bowl sink. Integral appliances include a dishwasher, wine cooler and extractor hood. Space for a range cooker and plumbed for an American style fridge freezer. Brick effect tiled splashbacks. Inset ceiling spotlights.

Kitchen and utility

16'5 x 6'4 max

Luxury vinyl tiled flooring. Larder unit and base units with granite work surfaces. Plumbed for an automatic washing machine and space for a tumble dryer. UPVC glazed door to the rear garden.

Dining Room

10'0 x 6'4

UPVC double glazed bi folding doors leading to the rear garden. Luxury vinyl tiled flooring. Fitted for wall lights. Velux window

Cloaks

UPVC double glazed window to the rear aspect. Luxury vinyl tiled flooring. Central heating radiator. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc.

Landing

UPVC double glazed window to the side aspect. Part panelled walls. Doors to all rooms. Loft access point,

Bedroom One

17'6 x 10'10

UPVC double glazed bay window to the front aspect. Fitted wardrobes and dresser unit. Central heating radiator. Picture rail.

Bedroom Two

13'0 x 10'10

UPVC double glazed window to the rear aspect. Fitted wardrobes and dresser unit. Central heating radiator. Picture rail.

Bedroom Three

8'5 x 6'9

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

Bathroom

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

External

At the rear of the property is a paved patio area with a garden laid to lawn with inset stepping stones, shrub displays and garden shed. Water supply. Outside lighting. Gate to the front.

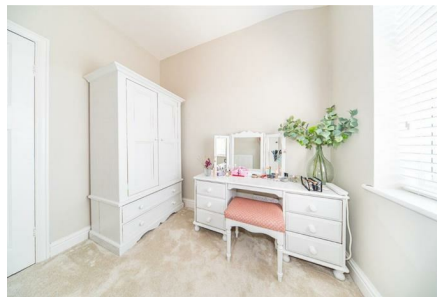
At the front is a gravelled driveway for several vehicles. Raised bed with shrub displays.



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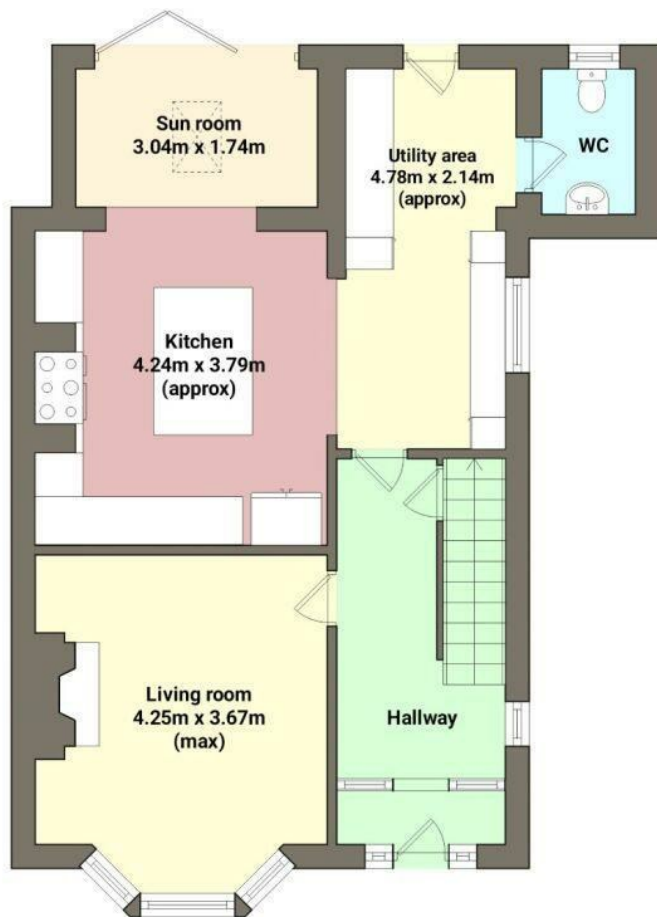
0151 329 3313

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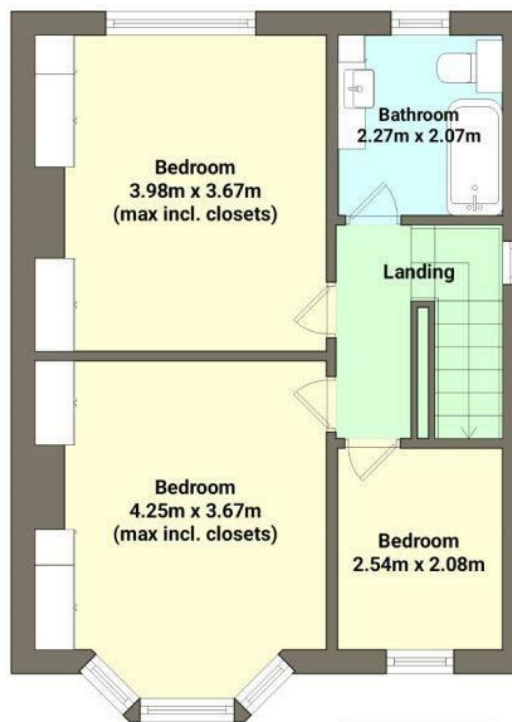
www.brooksestateandlettings.co.uk

Council Tax Band

C



Ground floor
Area: 55.18 m²



First floor
Area: 43.87 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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