

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**14 DERWENT CLOSE, RAINHILL, MERSEYSIDE,
L35 0NP**

Asking Price

£280,000



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3 Bedroom House - Semi-Detached located in Rainhill

A beautifully presented three bedroom semi detached property situated within walking distance to Rainhill Village. Close to reputable local schools and transport links. The property has been lovingly decorated by its current owner and the accommodation briefly comprises of entrance porch, entrance hall with panelled walls, lounge with log burning stove, L shaped dining kitchen with quality units and built in appliances and sitting room with media wall. On the first floor are three good sized bedrooms and a family bathroom with a modern suite. Externally there is a garden at the rear with seating area and workshop. The front has a garden with a driveway for off road parking. An early viewing is advised. EPC GRADE: D

Entrance Porch

Sliding doors. Ceramic tiled flooring

Entrance Hall

UPVC double glazed window to the side aspect.
Laminate wood effect flooring. Part panelled walls.
Central heating radiator. Stairs to the first floor.
Cupboard housing utility meters

Lounge

12'5 x 12'4
UPVC double glazed bay window to the front aspect.
Laminate wood effect flooring. Feature fireplace housing a log burning stove on a brick hearth with wooden mantle. Central heating radiator.

L Shaped kitchen

17'6 x 17'5 max
Two UPVC double glazed windows to the rear aspect.
Two velux windows. Laminate wood effect flooring.
Fitted with a range of 'cashmere' wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Brick effect tiled splashbacks. Integral appliances include two electric ovens and a five ring gas hob. Plumbed for an automatic washing machine. Plumbed for an American fridge freezer. Understairs storage cupboard.

Sitting Room

11'10 x 11'7
Media wall with shelving and lighting with storage cupboards. Laminate wood effect flooring. Central heating radiator.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One

10'9 x 9'1 to wardrobes
UPVC double glazed bay window to the front aspect.
Fitted wardrobes with sliding doors. Central heating radiator.

Bedroom Two

11'7 x 11'1
UPVC double glazed window to the rear aspect. Fitted wardrobes

Bedroom Three

7'7 x 7'6
UPVC double glazed window to the front aspect.
Laminate wood effect flooring. Central heating radiator.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a 'P' shaped bath with glass screen and waterfall shower, a pedestal wash hand basin and a low level wc. Part tiled/part panelled walls. Central heating radiator. Xpelair fan

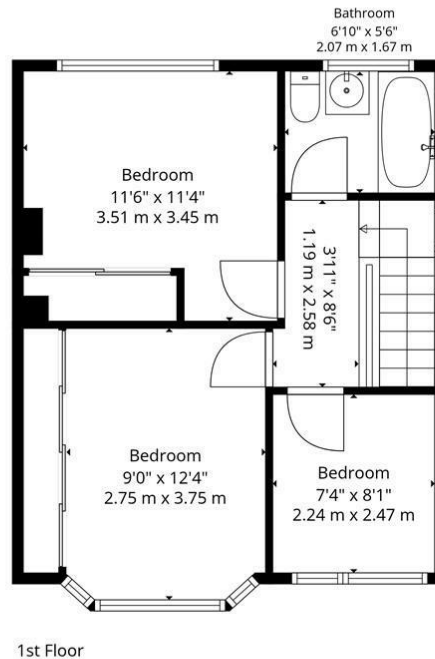
External

At the rear of the property is an artificial lawn with a block paved seating area. Shrub borders. Workshop with UPVC part glazed door. Water supply
At the front is a garden with a driveway for off road parking









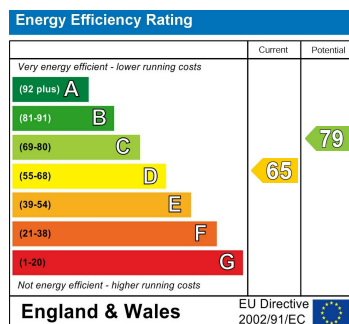
Total: 1033 sq. Ft, 96 m2
 Ground Floor: 600 sq. Ft, 56 M2, 1st Floor: 433 sq. Ft, 40 m2
 Excluded Areas: "": 33 sq. Ft, 3 M2, Walls: 103 sq. Ft, 10 m2

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Council Tax Band

C

Energy Performance Graph



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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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