

LEASEHOLD



House - Semi-Detached

150 TWO BUTT LANE, RAINHILL, L35 8PT

Asking Price

£280,000

FEATURES

- A beautifully presented three bedroom link semi detached property
- Extended to give a large dining/family room/ fitted kitchen
- Bi folding doors to the garden and built in appliances
- Two shower rooms, one on each floor and three bedrooms
- Garden at the rear with stone patio area and lawn
- Parking at the front for several vehicles
- Close to Whiston Hospital, Rainhill Village and local schools
- Public transport and motorway links nearby



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3 Bedroom House - Semi-Detached located in Rainhill

Entrance Porch

UPVC double glazed units and part glazed door. Wall light.

Entrance Hall

Grey laminate wood effect flooring. Column radiator. Stairs to the first floor. Cupboard housing utility meter.

Lounge

13'9 x 10'3

UPVC double glazed bay window with shutters to the front aspect. Grey laminate wood effect flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Wood panelling into the alcoves. Coved ceiling.

Dining/Kitchen/Family Room

21'8 x 17'8

UPVC double glazed bi folding doors leading to the rear garden. Porcelain tiled flooring. Media wall with built in electric log effect fire and two slate effect split brick tiled walls in the alcoves. Fitted with a range of modern neutral wall and base units comprising of cupboards, drawers and quartz work surfaces and incorporating a 1 1/2 bowl sink unit with inset draining grooves. Central island with quartz work surfaces and storage under and housing a five zone induction hob with built in extractor fan. Other integral appliances include a multi function oven, an electric oven, dishwasher, fridge freezer and wine cooler. Column radiator. Central heating radiator. Two velux windows and inset ceiling spotlights.

Shower Room

Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a white vanity unit housing a wash hand basin and a low level wc with concealed cistern. Brick effect tiled walls. Heated towel rail. Xpelair fan. Inset ceiling spotlights.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point with pull down ladder

Bedroom One

13'6 x 9'6

UPVC double glazed bay window with shutters to the front aspect. Column radiator. Built in wardrobes and overbed units. Grey laminate wood effect flooring.

Bedroom Two

10'10 x 10'3

UPVC double glazed window to the rear aspect. Central heating radiator. Built in wardrobes and storage cupboard. Central heating radiator.

Bedroom Three

6'9 x 5'8

UPVC double glazed window with shutters to the front aspect. Built in storage with shelving, hanging rails and dresser unit.

Shower Room

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a corner step in shower enclosure, a wood effect vanity unit housing a wash hand basin with mixer tap and a low level wc. UPVC panelled walls and ceiling. Inset ceiling spotlights.

External

At the rear of the property is a stone patio area with steps up to a garden laid to lawn with raised beds and floral displays. Double electric socket. Water supply. At the front is an imprinted concrete driveway giving ample parking for several vehicles. Electric car charger

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 999 years from 29th May 1962. Ground rent is unknown as it has never been collected



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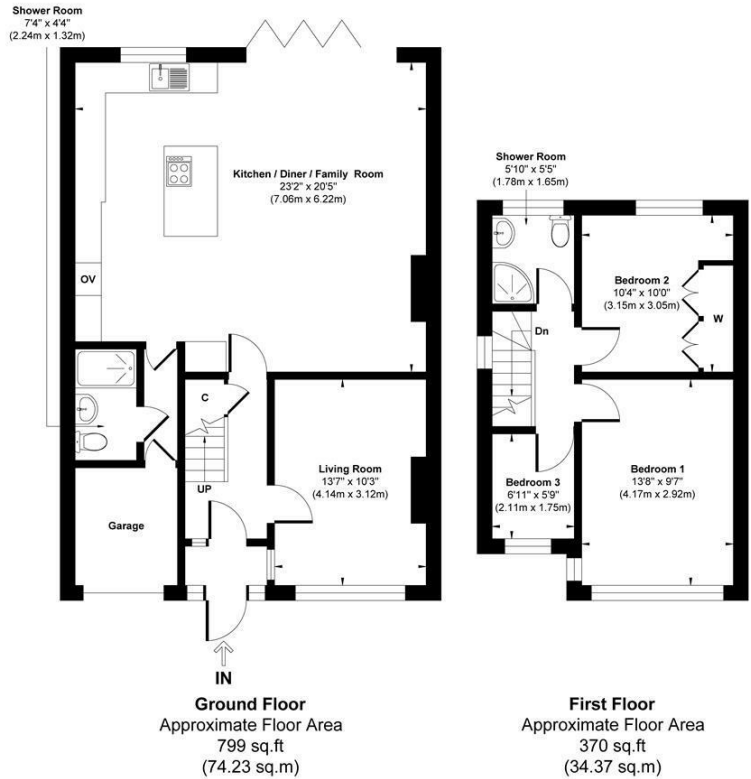
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Council Tax Band

B



Approx. Gross Internal Floor Area 1169 sq. ft / 108.6 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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		
(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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