

FREEHOLD



House - Terraced

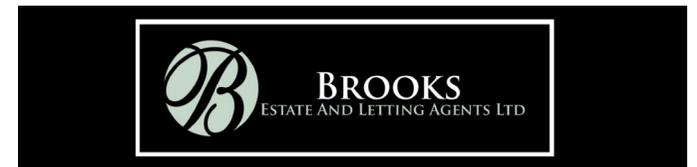
31 ELLABY ROAD, RAINHILL, PRESCOT, L35 4PP

Asking Price

£190,000

FEATURES

- A beautiful two bedroom mid terraced property
- Situated in a sought after location
- Close to Rainhill Village, schools, shops and transport links
- Entrance hall, lounge with log burning stove
- Sitting Room with french doors to the garden
- Modern fitted kitchen with built in appliances
- Large family bathroom with a four piece suite
- Paved garden at the rear
- Paved at the front, being used as a driveway (kerb is not dropped)
- An early viewing is advised



2 Bedroom House - Terraced located in Prescot

Entrance Hall

Laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation

Lounge

12'1 x 9'6

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fireplace with a log burning stove on a tiled hearth. Cupboard into the alcove. Coved ceiling

Sitting Room

17'11 x 13'1

UPVC double glazed french doors leading to the rear garden. Laminate wood effect flooring. Built in storage cupboard under the stairs. Feature fireplace. Central heating radiator.

Kitchen

12'4 x 7'7

UPVC double glazed windows to the rear and side aspects. Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting 'butchers block' work surfaces and incorporating a Belfast sink. Integral appliances include a dual fuel hob, electric oven, extractor hood and fridge freezer. Plumbed for a dishwasher and washing machine. Tiled splashbacks.

Landing

Doors to all rooms. Skylight. Loft access point

Bedroom One

13'3 x 12'1

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

Bedroom Two

14'7 x 7'7 max

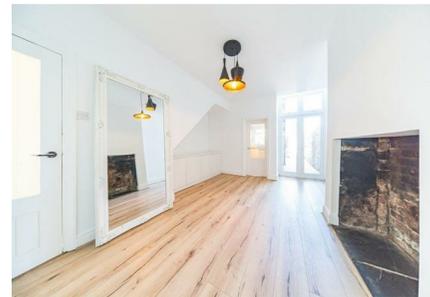
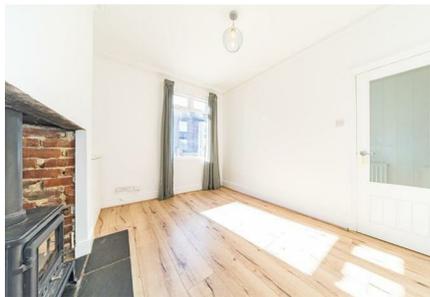
UPVC double glazed window to the rear aspect. Central heating radiator.

Bathroom

A large family bathroom with UPVC double glazed window to the rear aspect. Fitted with a four piece suite comprising of a double step in shower enclosure, a panelled bath with a waterfall tap, a white vanity unit housing a wash hand basin and a low level wc. Part tiled walls.

External

At the rear of the property is a paved garden with a gate to the rear. The front is paved and is currently being used as a driveway although the kerb is not dropped.



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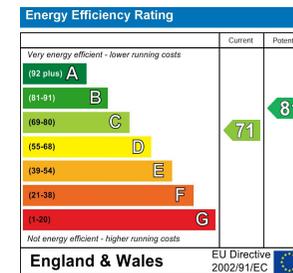
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Council Tax Band

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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.

