



3 Longton Lane

Rainhill

Prescot, L35 4LG



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ASKING PRICE £185,000

Offered to market this WELL PRESENTED TWO BEDROOM SEMI DETACHED family home, located in RAINHILL, close to local amenities, shops, schools and Rainhill railway station, walking distance to PENNY PIT PARK. The property benefits from UPVC double-glazing, gas central heating, OFF ROAD PARKING, enclosed front and rear gardens, TWO RECEPTION ROOMS. EPC rating D, FREEHOLD. Viewings are HIGHLY recommended.





Ground Floor

Entrance Hall

Entered via Composite double-glazed door, stairway leading to first floor, ceiling point light and door through to lounge

Lounge

4.24m x 4.06m (13' 11" x 13' 4")

Ceiling light, two wall lights, radiator, UPVC double-glazed window, coal effect gas fire, under stairs storage, door through to kitchen.

Kitchen/Diner

Kitchen area - Vinyl to floor, UPVC double-glazed window, ceiling light, fitted with a range of wall and base units, stainless steel sink and mixer tap, double stainless steel oven with gas hob and extractor fan over-top. Plumbing and space for washing machine and tumble dryer.

Dining Area -

Vinyl to floor, ceiling light, archway through to family room.

Family Room

2.70m x 2.70m (8' 10" x 8' 10")

Vinyl to floor, ceiling light, radiator, UPVC double-glazed French patio doors leading to rear garden.



FIRST FLOOR

Stairs and Landing

Carpet to floor, ceiling light, UPVC double-glazed window and doors leading to two bedrooms and family bathroom.

Bedroom One

4.25m x 3.25m (13' 11" x 10' 8")

Carpet to floor, ceiling light, radiator, UPVC double-glazed window, range of fitted wardrobes and a double built in wardrobe.

Bedroom Two

3.75m x 2.90m (12' 4" x 9' 6")

Carpet to floor, ceiling light, radiator, UPVC double-glazed window and range of fitted wardrobes.

Bathroom

Vinyl to floor, 5 x recessed spotlights, radiator, UPVC double-glazed window, bath with chrome mixer shower over, wash basin and pedestal, low level WC and built in storage cupboard.

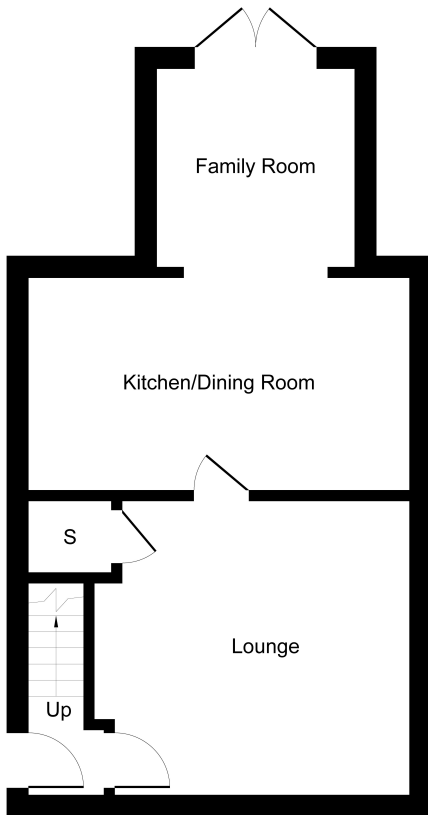
External

Front

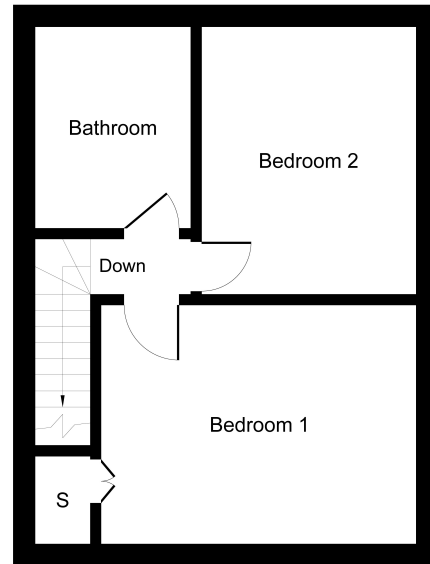
Off road parking access for up-to five vehicles, laid to lawned area, well maintained borders. Access Leading up to concrete garage with up and over door and gated access to rear garden.

Rear

Paved patio area leading to lawn, bounded by wood panel fencing, with wooden garden shed to the rear.



Ground Floor



First Floor



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