



FOR SALE

48 STAPLETON ROAD, RAINHILL, PRESCOT L35 4PZ

- 3 BEDROOM MID TERRACE
- MODERN BATHROOM AND KITCHEN
- LARGE REAR GARDEN

Asking price: **£125,000**



A move in the right direction

DESCRIPTION

Time to slam the brakes on! This lovely example of a mid terrace house has been refurbished throughout and it really is time for this to stop and for someone to take advantage by turning it into a home. Of course this means a modern kitchen and a modern bathroom to go with the three bedrooms. Then to the rear a great long garden crying out for a family. EPC D59

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

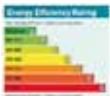
PVCu front door with an opaque double glazed over panel. Laminate wood flooring, stylish traditional rail, radiator, stairs leading to the first floor and understairs storage cupboard.

LOUNGE 12' 3" x 11' 11" (3.74m x 3.62m)

PVCu double glazed window to the front, laminate wood effect flooring, wall lights and a radiator.

DINING KITCHEN 18' 1" x 10' 10" (5.52m x 3.31m)

The kitchen area is fitted with a range of base and wall units with coordinated roll topped work surfaces. Stainless steel one and half bowl single drainer sink unit with a hot and cold water mixer tap. Brick tile effect splashbacks and tiled flooring. Breakfast bar, radiator, integrated four ring gas hob, electric oven and a stainless steel extractor hood. Ceiling downlighters. From the kitchen area is a PVCu double glazed window overlooking the rear garden. Plumbing for an automatic washing machine and for a dishwasher. Space for a freestanding fridge freezer. The dining area has a tile floor with ceiling downlighters and a PVCu door to the rear garden with a double glazed over panel.



For full EPC please contact the Sales Manager.

VIEWINGS

Viewing by appointment with our Head Office, telephone number 01942 212212 or Sales Manager, mobile number 07909 523950.

FIRST FLOOR

LANDING

A split landing providing access to all of the first floor rooms and to the loft via a hatch.

BATHROOM

A large and impressive four piece bathroom with modern designer fittings including a low level WC and a pedestal washbasin with chrome hot and cold water mixer tap. Freestanding shaped bath with a freestanding mixer tap and shower attachment. Stepin shower cubicle with a quarter screen and tiled walls. Fitted with a Creda electric shower, ceiling downlighters, tile flooring, traditional style radiator and twin PVCu double glazed opaque windows to the rear.

BEDROOM ONE 12' 2" x 12' 7" (3.70m x 3.83m)

PVCu double glazed window to the front with a radiator and fitted wardrobes and cupboards.

BEDROOM TWO 10' 10" x 7' 9" (3.31m x 2.36m)

PVCu double glazed window overlooking the rear garden. Traditional style radiator.

BEDROOM THREE 8' 11" x 6' 4" (2.71m x 1.93m)

PVCu double glazed window to the front with a wall panel radiator.

EXTERIOR

FRONT GARDEN

To the front of the property is a low brick wall bordering the pavement with twin wrought iron gates giving way to a brick paved driveway. The remainder of the front is laid to lawn with a slate feature.

REAR GARDEN

The enclosed garden has a brick paved patio area which steps down to a substantial area of lawn. Central to the lawn is a bark play area with the far end of the garden having a raised deck. Accessed via the side of the property.