



## St. James Road, Rainhill, L35

**£460,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 5

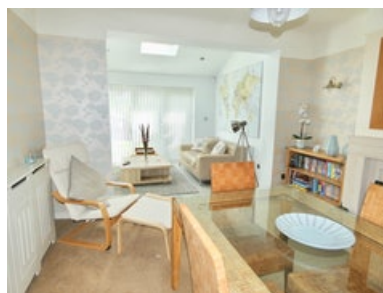
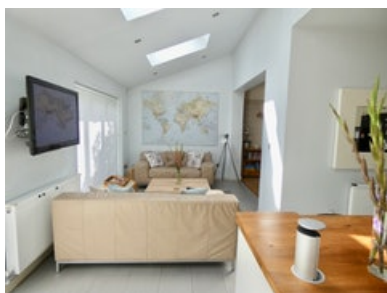
A stunning 5 Bedroom semi-detached family home, situated in the heart of Rainhill & within the catchment area of highly regarded schools. Close to local shops, public transport links & excellent motorway access. The accommodation has been sympathetically extended over 3 floors & am

## Key features:

- 5 Bed Extended Semi-Detached
- Sought After Village Location
- Porch
- Entrance Hall
- Lounge
- Dining Room
- Modern Kitchen/Family Room
- En-Suite & Dressing Area To Master Bedroom
- Bathroom to Bedroom 5
- Utility
- Ground Floor Wet Room
- Gardens Front & Rear
- Garage With Driveway For Several Cars

## Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band E (£2142.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



A stunning 5 Bedroom semi-detached family home, situated in the heart of Rainhill & within the catchment area of highly regarded schools. Close to local shops, public transport links & excellent motorway access.

The accommodation has been sympathetically extended over 3 floors & comprises of , ground floor porch, entrance hall, lounge, dining room, utility room, wet room & an open plan kitchen/family room which opens out to the rear garden via bi fold doors.

The rear garden is a good size with a decked & paved area, lawn, well stocked borders & side access leading to the front of the property.

the front of the property.

To the first floor there is a modern family bathroom, 3 good sized bedrooms & a master bedroom which benefits from a dressing area & en-suite facilities.

Located on the second floor is the 5th bedroom with it's own bathroom.

To the front of the property there is a garage, garden with lawn & well stocked borders, driveway for several vehicles & plenty of off road parking.

#### **Entrance Porch 2'11" x 9'11" (0.89m x 2.78m)**

UPVC double glazed door & windows, tiled floor, radiator & wall light

#### **Entrance Hall 9'8" x 8'9" (3.01m x 2.72m)**

Parquet flooring, radiator, stairs to first floor, understairs cupboard, 2 Cloakrooms with coat rails, ceiling lights, shelving & storage space.

#### **Lounge 15'1" x 11'3" (4.60m x 3.42m)**

UPVC double glazed windows, parquet flooring, radiator, ceiling & wall lights & gas fire with solid limestone fireplace.

#### **Dining Room 13'3" x 11'3" (4.04m x 3.42m)**

Radiator, ceiling & wall lights, gas fire with solid limestone fireplace leading to:-

#### **Family Room 25'1" x 9'2" (7.66m x 2.82m)**

Porcelain tiled floor, radiator, inset ceiling down lights, UPVC VELUX windows, Aluminium double glazed bi fold doors opening out to rear garden.

#### **Kitchen/Breakfast Area 10'8" x 13'3" (3.30m x 4.04m)**

Kitchen designed & fitted by Smithfields of Stockton Heath comprising of hand painted units with granite worktops, Villeroy & Boch Belfast double sink, Integrated Neff double oven & coffee machine, CDA wine cooler, Samsung American Style fridge freezer & integrated Hotpoint dishwasher.

The Central Island consists of a solid American Walnut worktop with storage units & seating area, Integrated Neff 5 gas ring hob & Neff ceiling mounted extractor fan. Porcelain tiled floor, inset ceiling down lights, radiator, UPVC double glazed VELUX windows & Aluminium double glazed bi fold doors opening out to the rear garden.

#### **Utility Room 13'6" x 5'1" (4.12m x 1.55m)**

Fitted units, housing Worcester boiler, Franke ceramic sink, plumbing for washing machine & space for white goods. Porcelain tiled floor, inset ceiling down lights, internal door to the garage, obscured UPVC double glazed window & external UPVC door leading to side walkway.

#### **Wet Room 5'3" x 5'1" (1.59m x 1.55m)**

Obscured UPVC double glazed window, porcelain tiled floor & walls, shower, W.C, corner sink, inset ceiling down lights & heated towel rail.

#### **Garage 19'4" x 10'6" (5.90m x 3.19m)**

Obscured UPVC double glazed external door leading to side walkway, internal door to utility room, electric & light sockets, built in workbench.

light supply. up and over garage door.

## **First Floor Landing 6'5" x 11'2" (2.00m x 3.40m)**

With stairs to the second floor.

## **Master Bedroom 15'3" x 10'6" (4.64m x 3.19m)**

UPVC double glazed window, radiator & inset ceiling down lights.

## **Dressing Area 9'6" x 4'7" (2.95m x 1.42m)**

Obscured UPVC double glazed window, radiator & inset ceiling down lights.

## **En-Suite 9'6" x 4'7" (2.95m x 1.68m)**

Obscured UPVC double glazed window, porcelain tiled walk in shower, Jacuzzi bath , vanity hand basin with cupboards, concealed W.C, inset ceiling down lights & heated towel rail.

## **Bedroom Two 13'3" x 11'3" (4.03m x 3.42m)**

Double glazed window & radiator.

## **Bedroom Three 13'8" x 11'3" (4.16m x 3.42m)**

Double glazed window & radiator.

## **Bedroom Four 9'1" x 7'11" (2.78m x 2.40m)**

Double glazed window, radiator & built in storage cupboard.

## **Family Bathroom 9'8" x 7'11" (2.59m x 2.40m)**

Obscured UPVC double glazed window, porcelain tiled shower cubicle, shower panel tower with body jets, corner bath, wall mounted wash basin, back to wall W.C, inset ceiling down lights & heated towel rail.

## **Second Floor Landing**

UPVC double glazed VELUX window & radiator.

## **Bedroom Five 13'8" x 16'2" (4.17m x 4.92m)**

UPVC double glazed VELUX windows, 2 radiators & 2 storage cupboards within the eaves.

## **Bathroom 2 10'0" x 6'3" (3.06m x 1.92m)**

Obscured UPVC double glazed windows, bath, hand basin , back to wall W.C & heated towel rail.

## **Outside**

The property is rendered (K-Rend) on all sides. To the front there is a lawned area with well stocked borders, garage & driveway providing off road parking for several vehicles. A gate provides access to the side walkway that leads to the enclosed rear garden. Rear garden is mostly laid to lawn with paved & decked areas, well stocked borders. Security light, external power & lighting.

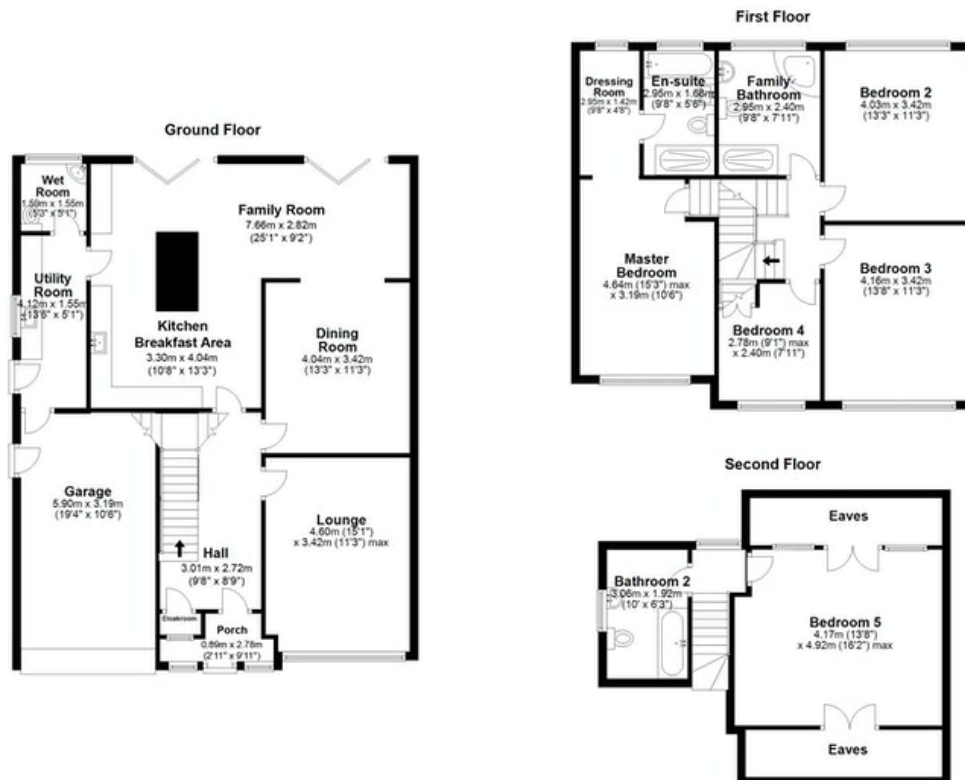
## **NOTES**

All measurements are approximate. No appliances or central heating systems referred to within these



All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

## Floor plan:



## Energy Performance Certificate:

### Energy Performance Certificate

**13, St. James Road, Rainhill, PRESCOT, L35 0PB**

**Dwelling type:** Semi-detached house      **Reference number:** 8781-7328-6670-5680-9972  
**Date of assessment:** 30 August 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 30 August 2019      **Total floor area:** 174 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,213</b>
<b>Over 3 years you could save</b>	<b>£ 225</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 414 over 3 years	£ 300 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 225 over 3 years                 </div>
<b>Heating</b>	£ 2,457 over 3 years	£ 2,346 over 3 years	
<b>Hot Water</b>	£ 342 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 3,213</b>	<b>£ 2,988</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid #ccc; padding: 5px; margin-right: 5px;">73</div> <div style="border: 1px solid #ccc; padding: 5px; margin-left: 5px;">81</div> </div>	81	(81-91) <b>B</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

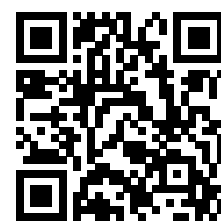
#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 129
2 Low energy lighting for all fixed outlets	£35	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 921

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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