



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
sthelens@johnbrowns.co.uk
www.johnbrowns.co.uk



The Meadows, Rainhill, L35 0PQ

Offers In The Region Of £389,950

We are delighted to offer for sale this detached bungalow which has been refurbished to a high standard and is situated in a quiet and sought after cul-de-sac location. Warmed throughout with gas central heating and fully double glazed, the accommodation briefly comprises of a hallway, spacious lounge, new quality fitted kitchen and dining area where twin french doors lead onto wooden decking into a large private garden. There are three double bedrooms with the master having an en-suite, a family bathroom and utility room. The block paved driveway has ample space for four cars. Offered with no chain viewings are essential to fully appreciate the finish to this property and can be arranged via our office or by calling (0151) 426-0222.



Hallway

UPVC door to front, radiator

Open Plan Living Area

59'0"13'1" x 91'10"16'4" (18'4 x 28'5)

L-shaped

Vaulted ceilings, velux windows, UPVC twin French doors to rear aspect, laminate flooring, UPVC window to side aspect, full range of wall and base units, one and a half sink unit with mixer taps, gas hob, electric oven, overhead extractor fan, dishwasher

Utility Room

Plumbed for washing machine

Bedroom One

14'6 x 16'3 (4.42m x 4.95m)

UPVC window to front aspect, radiator

En-suite

UPVC window to side aspect, heated towel rail, stand in shower cubicle, low level wc, vanity sink unit, part tiled walls

Bedroom Two

9'8 x 12'4 (2.95m x 3.76m)

UPVC window to side aspect, radiator

Bedroom Three

7'8 x 12'4 (2.34m x 3.76m)

UPVC window to side aspect, radiator, loft access

Bathroom

5'10 x 10'8 (1.78m x 3.25m)

Vaulted ceiling, skylight, UPVC window to side aspect, heated towel rail, low level wc, vanity sink unit, panelled bath with shower over, ceramic floor tiles, part tiled walls

Externally

Large rear garden with wooden decking, lawn, fenced boundaries, and power supply. Block paved driveway with ample space for four cars.

Information

Complete renovation and extension including:
Full rewire , new consumer unit, new switches and sockets
Low energy LED spot lgihting installed in each room
Highest possible standard of ceiling and underfloor insulation
Full new roof
Fully re-plastered
New ceilings
New water plumbing
Central heating refurbished and commissioned
New doors and windows (except for 3 from original)
New driveway in latest block paved
Extensive rendering and repointing on rear and front
New fitted en-suite with shower and new bathroom
New carpets in all bedrooms and laminate flooring

