



15 Martin Close, Rainhill, L35

Offers Over £270,000



Tucked away into a peaceful cul de sac on Martin Close in the ever-desirable area of Rainhill, this well-presented three-bedroom semi-detached home enjoys a superb position close to excellent local amenities, transport links, retail parks, and is conveniently located within easy reach of Whiston Hospital. The property also benefits from a pleasant outlook directly opposite open playing fields, adding to its sense of space and privacy. For those with children it is ideal, as you can view the fields from the property.

The accommodation briefly comprises a welcoming porch leading into an entrance hallway, downstairs WC, a bright and spacious living room, and a separate dining room which flows seamlessly into an open-plan fitted kitchen and conservatory. The kitchen opens into an "L" Shape and has a space for a large TV, creating THE ideal space for relaxing or entertaining while cooking and socialising.

To the first floor are three well-proportioned bedrooms along with a modern family shower room. The master is bay fronted and has built in wardrobes, whilst the shower room is in pristine condition

Externally, the property offers off-road parking to the front for three plus vehicles and side access leading to the rear. The rear garden is a generous size and features several seating areas ideal for maximising the days sunshine. There is also a Summer House providing another fantastic space for a bit of peace and quiet. Furthermore, there is a covered patio area, the perfect space for a hot tub ideal for outdoor dining, relaxing, and entertaining guests.

Further benefits include FREEHOLD tenure and EPC TBC.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.