

FREEHOLD



House - Terraced

# 23 DURSLEY, WHISTON, MERSEYSIDE, L35 3TB

Fixed Asking Price

## £100,000

### FEATURES

- Three bedroom mid terraced property
- A short walk to Whiston Hospital
- Lounge with french doors to the garden
- Gardens to the front and rear
- Ideal buy to let investment
- Non standard construction build
- Entrance hall, downstairs cloaks
- Three bedrooms and family bathroom
- An ideal first time buy or investment property
- Situated close to shops, schools and transport routes



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Terraced located in Whiston

## Entrance Hall

Stairs to the first floor accommodation. Central heating radiator. Built in storage cupboard. UPVC part glazed doors to the front and rear.

## Lounge

12'8 x 11'4

UPVC double glazed french doors leading to the rear garden. Laminate wood effect flooring. Central heating radiator. Fitted for wall lights. Coved ceiling.

## Kitchen

13'5 x 11'4

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Plumbed for an automatic washing machine.

## Cloaks

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Tiled walls.

## Landing

Doors to all rooms.

## Bedroom One

10'8 x 9'7

UPVC double glazed window to the front aspect. Central heating radiator. Built in wardrobe.

## Bedroom Two

12'0 x 9'8

UPVC double glazed window to the rear aspect. Central heating radiator. Built in wardrobe.

## Bedroom Three

8'9 x 7'6

UPVC double glazed window to the rear aspect. Central heating radiator.

## Bathroom

UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising of a panelled bath with shower attachment, a pedestal wash hand basin and a low level wc.

## External

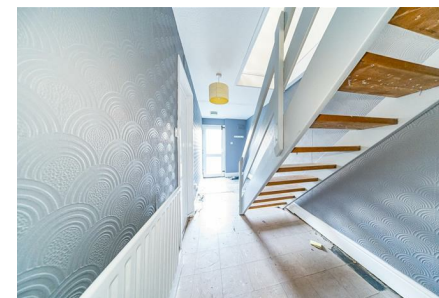
At the rear is a paved garden

AGENTS NOTES: Please note this property is of 'non standard' construction.

Please speak with your lender to ensure they will lend on this type of property.

Please ask in branch for the details of our mortgage adviser who will be able to assist you.

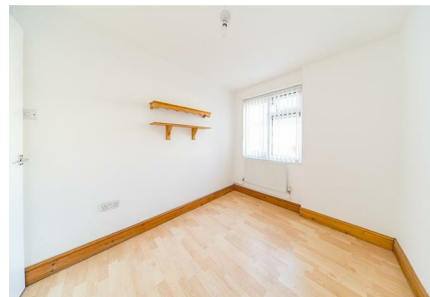
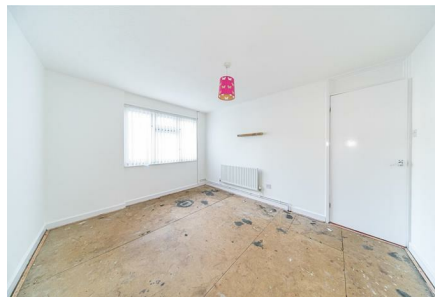






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Call us on

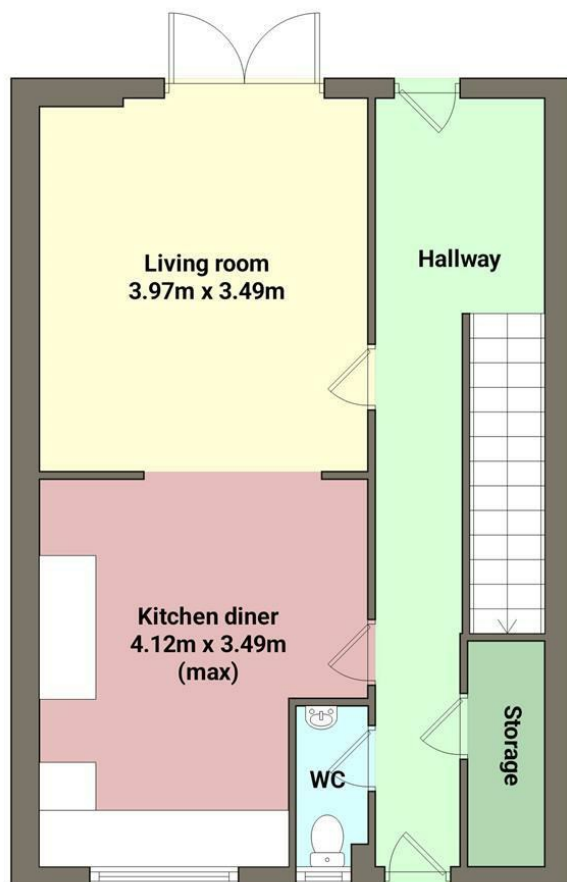
**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

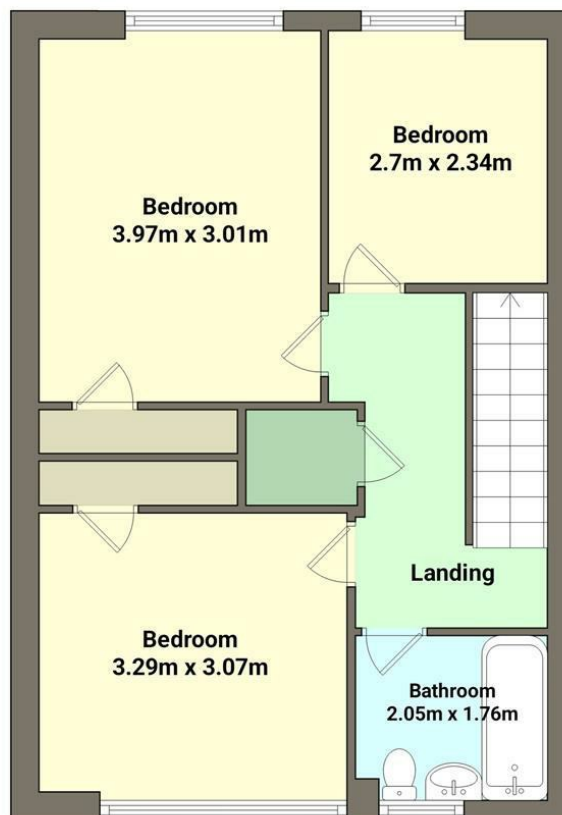
[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**A**



**Ground floor**  
Area: 42.37 m<sup>2</sup>



**First floor**  
Area: 42.46 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>		<b>75</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

