

FREEHOLD



House - Detached

# 9 PRIMROSE WAY, PRESCOT, MERSEYSIDE, L34 3AG

Guide Price

## £325,000

### FEATURES

- The 'Lydford' on Orchard Park in Prescot
- Entrance hall, downstairs cloaks
- Utility room, en suite to the main bedroom
- Landscaped garden at the rear
- Within walking distance to Prescot town centre
- Lounge and large dining kitchen with appliances
- Family bathroom with white suite
- Driveway and single detached garage



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# 4 Bedroom House - Detached located in Prescot

## Entrance Hall

Good quality carpeted flooring. Stairs to the first floor accommodation. Central heating radiator. Cupboard housing utility meters. Built in large understairs storage cupboard with Amtico flooring.

## Cloaks

Amtico flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Tiled splashbacks. Central heating radiator.

## Lounge

14'5 x 10'8

UPVC double glazed window to the front aspect. Good quality carpeted flooring. Central heating radiator.

## Dining Kitchen

17'6 x 11'0

UPVC double glazed window to the rear aspect and UPVC french doors leading to the rear garden. Amtico flooring. Fitted with a range of wall and base units in 'platinum' comprising of cupboards, drawers and contrasting work surfaces with matching upstands. A 1 1/2 bowl sink unit and mixer tap. Integral appliances include an AEG electric hob, AEG double electric oven, extractor hood, AEG fridge freezer and Zanussi dishwasher. Central heating radiator. Inset ceiling spotlights.

## Utility

Amtico flooring. Built in AEG washer/dryer. Work surfaces and matching upstands.

## Landing

Good quality carpeted flooring. Doors to all rooms. Central heating radiator. Loft access point.

## Bedroom One

12'0 x 10'3

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

## En Suite

Vinyl flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Heated towel rail. Part tiled walls. Inset ceiling spotlights. Xpelair fan.

## Bedroom Two

11'0 x 10'3

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

## Bedroom Three

10'9 max x 6'11

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

## Bedroom Four

7'6 x 6'10

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

## Bathroom

Vinyl flooring. Fitted with a three piece suite comprising of a panelled bath with shower attachment, a pedestal wash hand basin and a low level wc. Central heating radiator. Part tiled walls. Inset ceiling spotlights. Xpelair fan.

## External

At the rear of the property are three paved patio areas with a garden laid to lawn and surrounding beds. Access to the garage. Gate to the side. Outside lighting. Water supply. Electric double socket

At the front is an open plan lawned garden with a driveway for several vehicles leading to a single detached garage. EV charging point at the front of the garage.

## AGENTS NOTES

Although the property is freehold there is a service charge of £99.98 per year

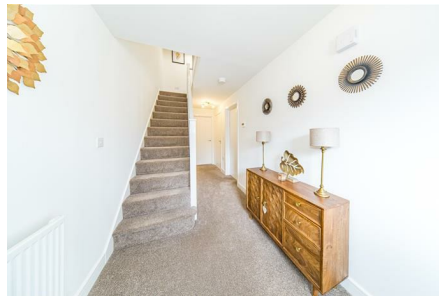






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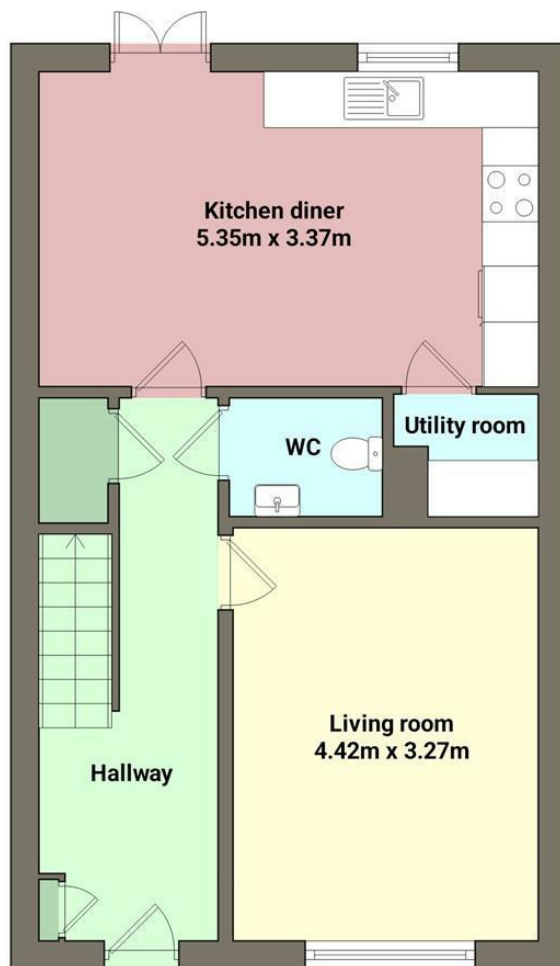
**0151 329 3313**

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

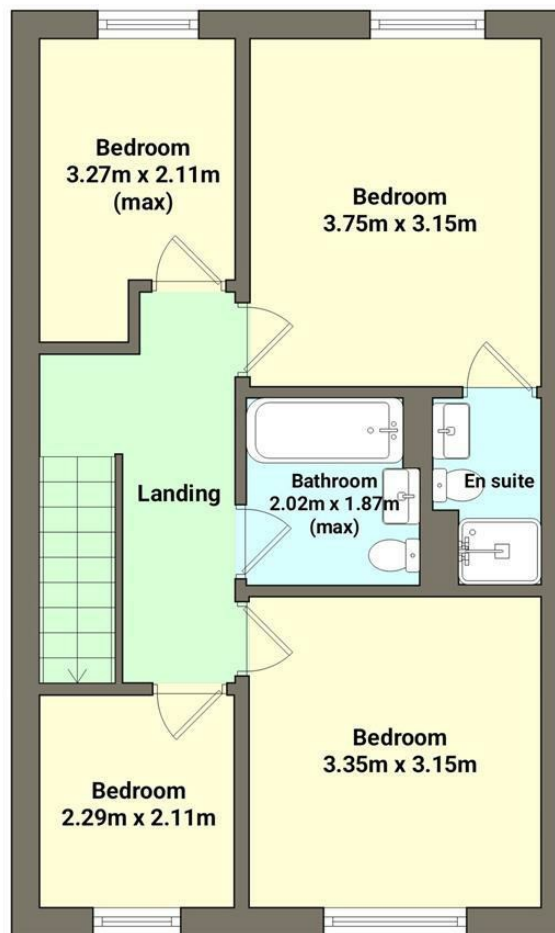
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Council Tax Band

**D**



**Ground floor**  
Area: 47.15 m<sup>2</sup>



**First floor**  
Area: 47.19 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
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.



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