

FREEHOLD



House - Semi-Detached

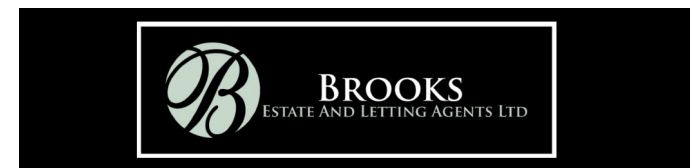
9 PRATT ROAD, PRESCOT, L34 1LB

Asking Price

£265,000

FEATURES

- Three bedroom extended semi detached property
- Situated in a sought after location in Prescot
- Close to good local schools, shops and transport links
- Entrance hall and downstairs cloaks
- Lounge with sliding doors to the dining room
- Large kitchen with built in appliances
- Side room with a multitude of uses
- Newly fitted three piece shower room
- Beautifully tended rear garden
- Driveway and single garage



3 Bedroom House - Semi-Detached located in Prescot

Entrance Hall

UPVC double glazed window to the side and UPVC part glazed front door. Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator.

Cloaks

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc with concealed cistern. Xpelair fan.

Lounge

19'11 x 12'0

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Fitted for wall lights. Sliding double doors to the dining room

Dining Room

11'3 x 7'1

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator.

Kitchen

22'7 x 8'7

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric double oven and extractor hood. Plumbed for an automatic washing machine and dishwasher. Tiled splashbacks. Coved ceiling

Sun Room/Utility Room

UPVC part glazed door leading to the rear garden. Door to the garage. A room with a multitude of uses.

Landing

UPVC double glazed window to the front aspect. Built in airing cupboard. Doors to all rooms. Loft access point.

Bedroom One

12'0 max x 9'10

UPVC double glazed window to the rear aspect. Fitted wardrobes. Central heating radiator. Coved ceiling

Bedroom Two

10'7 x 9'9

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

Bedroom Three

8'2 x 6'10

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

Shower Room

Two UPVC double glazed windows to the rear aspect. Fitted with a three piece suite comprising of a double step in shower enclosure, a grey vanity unit housing a wash hand basin with mixer tap and a low level wc. Heated towel rail. UPVC panelled walls and ceiling. Xpelair fan.

External

At the rear of the property is a paved patio area with steps up to a garden laid to lawn with mature trees, shrub and floral displays. Further steps lead up to a seating area. Electric power point. Water supply. Security lighting.

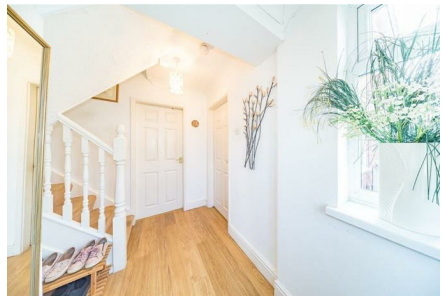
At the front is a lawned garden with shrub displays and a a block paved driveway leading to a single garage



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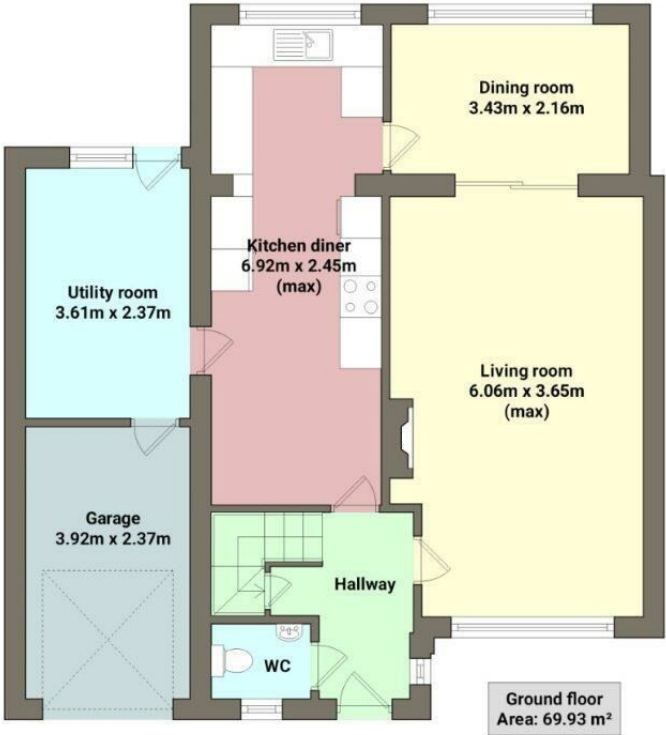
Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk
www.brooksestateandlettings.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
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.

