

FREEHOLD



House - Semi-Detached

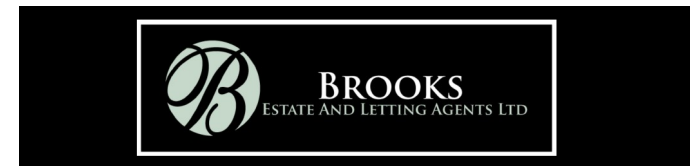
1 HAZEL AVENUE, WHISTON, PRESCOT, L35 2UN

Asking Price

£190,000

FEATURES

- Spacious three bedroom semi detached property
- Within walking distance to Whiston Hospital
- Close to good local schools, shops and transport links
- Entrance hall, lounge and dining area
- Fitted kitchen with built in appliances and rear porch
- First floor shower room
- Gardens to the front, side and rear
- Driveway for off road parking and single garage



3 Bedroom House - Semi-Detached located in Prescot

A beautifully presented three-bedroom semi-detached family home, occupying a generous corner plot and ideally located within walking distance of Whiston Hospital.

Situated in a highly sought-after area, this impressive property benefits from close proximity to well-regarded local schools, a range of shops, and excellent transport links, including Whiston train station making it perfect for families and commuters alike.

The spacious and well-planned accommodation briefly comprises: a welcoming entrance hall, a bright and versatile lounge/dining room featuring stylish bi-folding doors that open out onto the rear garden ideal for entertaining and a modern fitted kitchen complete with integrated appliances, along with a useful rear porch.

To the first floor, there are three well-proportioned bedrooms and a contemporary shower room fitted with a sleek three-piece suite.

Externally, the property truly stands out, boasting gardens to the front, side, and rear. The outdoor space includes patio areas and well-maintained lawns, providing the perfect setting for relaxation

Call us on

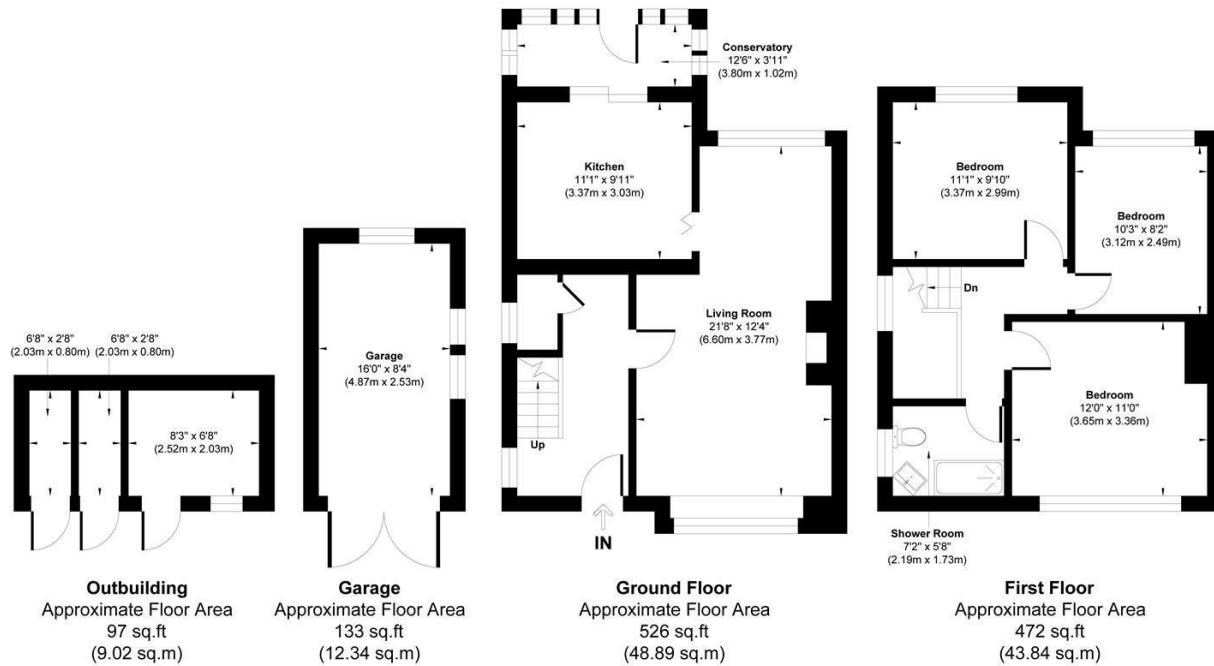
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Council Tax Band

B



Approx. Gross Internal Floor Area 1228 sq. ft / 114.09 sq. m (Including Garage & Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

