

FREEHOLD



House - Semi-Detached

5 CHORLEY ROAD, PRESCOT, L34 1NT

Offers Over

£300,000

FEATURES

- Three bedroom semi detached family home
- Spacious reception rooms with feature fireplace and bay window
- Snug with feature fireplace
- Front garden and large rear garden
- Close to Brownsfield Park Easy access to Cables
- First floor bathroom with 4 piece suite
- Modern fitted kitchen with built in appliances
- Off road parking for multiple cars
- Ouzing characters with feautre fireplace
- EPC D



BROOKS
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3 Bedroom House - Semi-Detached located in Prescot

ENTRANCE PORCH

Original entrance door with surrounding double glazed stained glass windows, original tiled mosaic tiled flooring, UPVC panelled ceiling with inset spotlights.

HALLWAY

Stairs to first floor accommodation, central heating radiator, understairs storage cupboard, picture rail, decorative ceiling moulds, laminate flooring and smoke alarm. Doors to ground floor rooms.

LIVING ROOM

15'2" x 11'5"

Double glazed bay window with stained glass features to front elevation, laminate flooring, living flame gas fire set in feature surround, coving to ceiling, picture rail, wall lights, central heating radiator, decorative ceiling moulds, double doors opening to lounge

DINING ROOM

14'4" x 12'9"

With PVCU double glazed french doors to rear elevation, living flame gas fire set in feature surround, laminate flooring, wall lights, coving to ceiling, decorative ceiling moulds, central heating radiator.

MORNING ROOM

9'11" x 8'4"

Double glazed window to side elevation, central heating radiator and laminate flooring. Original 'Chattan Special' cast iron coal and log fire with stove set on a tile surround. Upvc Panelled ceiling

KITCHEN

13'6" x 9'6"

Double glazed windows to side elevations. Fitted with a modern range of wall and base units with co-ordinating work surfaces over and inset spotlights to cabinets. 1 1/2 stainless steel sink and drainer unit with mixer tap over. Integrated

appliances include; electric oven, gas hob and overhead extractor fan. Central heating radiator, laminate flooring, fully tiled walls. Plumbing for washing machine and dishwasher. Space for fridge freezer. UPVC panelled ceiling with inset spotlights

WC

Fitted with a two piece suite comprising wash hand basin and low level wc. Double glazed window to side elevation, laminate flooring, spotlights to ceiling.

LANDING

UPVC double glazed window with stained glass features to side elevation, loft access point and doors to rooms.

Fully insulated loft with access loft ladder and lighting.

BEDROOM 1

14'7" x 11'5"

UPVC double glazed bay window with stained glass features to front elevation, central heating radiator, picture rail, coving to ceiling and built in wardrobes.

BEDROOM 2

12'10" x 11'5"

Double glazed window to rear elevation, central heating radiator and built in wardrobes. Wall lights, picture rail and coving to ceiling.

BEDROOM 3

8'11" x 8'4"

Double glazed window with stained glass features to front elevation, central heating radiator.

BATHROOM

8'3" x 7'9"

A generous size bathroom fitted with a four piece suite comprising pedestal hand wash basin with illuminated mirror over, low level WC, panelled corner jacuzzi bath and step in shower cubicle with glass doors and electric shower over. Tiled

walls, central heating radiator and two double glazed windows to side elevation. Tiled flooring, UPVC panelled ceiling with inset spotlights.

OUTSIDE

To the front is a raised landscaped garden with laid to lawn and borders housing shrubs and plants. Driveway providing off road parking for several vehicles with wrought iron gated access.

To the rear is a south west facing paved patio area with a raised garden with lawned area with shrub and floral displays. Side patio area. Hot and cold water taps, electric point and security lighting to side and rear.





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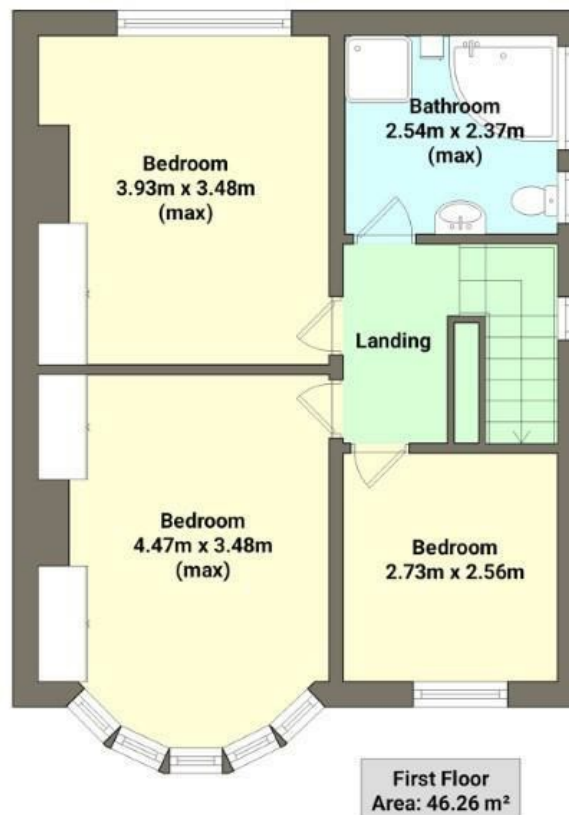
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	79
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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