

FREEHOLD



House - Detached

56 ACORN DRIVE, PRESCOT, L34 3AH

Asking Price

£350,000

FEATURES

- An immaculate four bedroom detached property
- Entrance hall, downstairs cloaks with two piece suite
- En suite shower room to the main bedroom
- Gardens to the front and rear
- An early viewing is advised
- Situated on a new development close to Prescot town centre
- Lounge and large dining kitchen with built in appliances and utility room
- Family bathroom with a three piece suite
- Driveway and single detached garage with EV charger



 4  2  1  B



BROOKS
ESTATE AND LETTING AGENTS LTD

4 Bedroom House - Detached located in Prescot

Entrance Hall

UPVC part glazed front door Luxury vinyl tiled flooring. Central heating radiator. Stairs to the first floor accommodation. Built in storage cupboard

Lounge

14'3 x 10'6

UPVC double glazed window to the rear aspect. Luxury vinyl tiled flooring. Central heating radiator.

Cloaks

Luxury vinyl tiled flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin with mixer tap and a low level wc. Central heating radiator. Tiled splashbacks. Xpelair fan.

Dining Kitchen

17'5 x 11'11

UPVC double glazed french doors and window to the rear aspect. Luxury vinyl tiled flooring. Fitted with a range of modern grey wall and base units comprising of cupboards, drawers and contrasting work surfaces with matching upstands and incorporating a 1 1/2 bowl sink unit with mixer tap. Integrated Zanussi appliances include a five ring gas hob with glass splashback, double electric oven, fridge freezer, dishwasher and an extractor hood. Central heating radiator. Inset ceiling spotlights.

Utility Room

Luxury vinyl tiled flooring. Base unit with work surface and built in washing machine.

Landing

Doors to all rooms. Central heating radiator. Loft access point.

Bedroom One

12'2 x 10'3

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

En Suite

'Halcon' Spanish style ceramic tiled 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. Xpelair fan. Inset ceiling spotlights.

Bedroom Two

11'1 x 10'3

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

Bedroom Three

10'8 x 6'9

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

Bedroom Four

7'3 x 6'9

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

Bathroom

'Halcon' Spanish style ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and folding glass screen, a pedestal wash hand basin and a low level wc. Part tiled walls. Heated towel rail.

External

At the rear of the property is a slate tiled patio area with a garden laid to lawn with shrub and floral displays. Water supply. Gate to the side.

At the side is a driveway for several vehicles leading to a single detached garage with up and over door, power and lighting and EV charger



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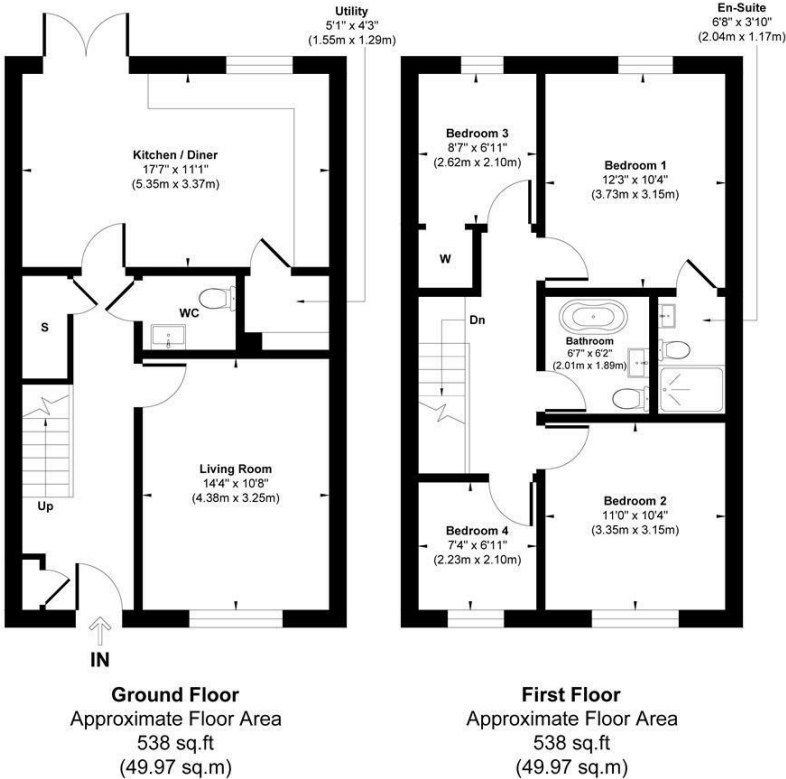
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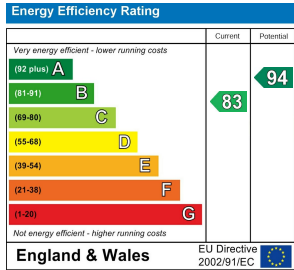
Council Tax Band

D



Approx. Gross Internal Floor Area 1076 sq. ft / 99.94 sq. m

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.



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.

