

FREEHOLD



House - End Terrace (EPC Rating: D)

10 SUTHERLAND ROAD, PRESCOT, L34 2TU

£180,000



BROOKS
ESTATE AND LETTING AGENTS LTD



2 Bedroom House - End Terrace located in Prescot

Nestled on Sutherland Road in the charming town of Prescot, this delightful two-bedroom end terrace house offers a perfect blend of comfort and convenience. Built in 1985, the property spans an inviting 710 square feet and is ideally situated close to Prescot town centre, making it an excellent choice for those seeking easy access to local amenities, reputable schools, and reliable transport links.

Upon entering, you are welcomed into a spacious lounge featuring a lovely fireplace, creating a warm and inviting atmosphere for relaxation or entertaining guests. The dining kitchen is well-equipped with built-in appliances, providing a functional space for culinary pursuits and family gatherings.

The property boasts two generously sized double bedrooms, ensuring ample space for rest and personalisation. A modern family bathroom completes the interior, offering a stylish and practical area for daily routines.

Outside, the property is complemented by gardens to both the front and rear, providing a pleasant outdoor space for leisure or gardening. Additionally, the double driveway offers convenient parking for two vehicles, a valuable asset in this sought-after location.

This charming home is sure to attract interest, and we highly recommend an early viewing to fully appreciate all it has to offer. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity in a desirable area. EPC GRADE: D

Lounge

14'11 x 13'10

UPVC double glazed bow window to the front aspect. Grey laminate wood effect flooring. Central heating radiator. Feature fireplace housing an electric pebble effect fire on a marble effect inset and hearth. Stairs to the first floor accommodation. Understairs storage cupboard. Fitted for wall lights. Coved ceiling and ceiling rose.

Dining kitchen

13'7 x 10'8

UPVC double glazed french doors leading to the rear garden. Ceramic tiled 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. Free standing electric cooker. Built in dishwasher. Tiled splashbacks. Extractor hood.

Landing

Doors to all rooms. Loft access point. We are informed by the vendor that the loft has been boarded for storage with a light and has been insulated

Bedroom One

13'9 x 12'1

Two UPVC double glazed windows to the front aspect. Built in storage cupboard. Central heating radiator.

Bedroom Two

11'5 x 7'7

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

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower with glass screen. a pedestal wash hand basin and a low level. Panelled walls. Central heating radiator.

External

At the rear of the property is a paved patio area with a garden laid to lawn. Garden shed. Gate to the rear.

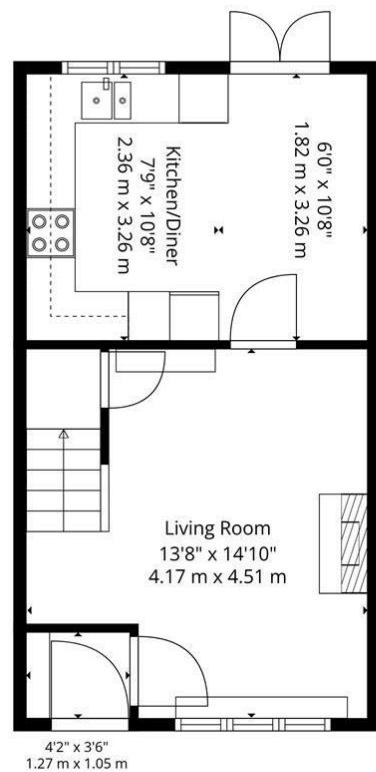
Parking space for 1 car

At the front is driveway for two cars and a garden with pathway to the front door.

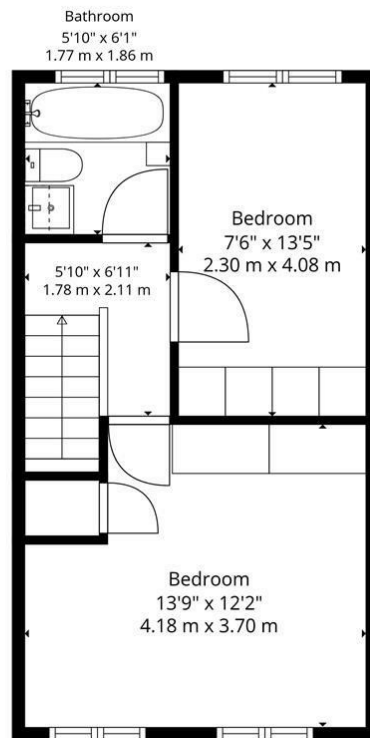








Ground Floor



1st Floor

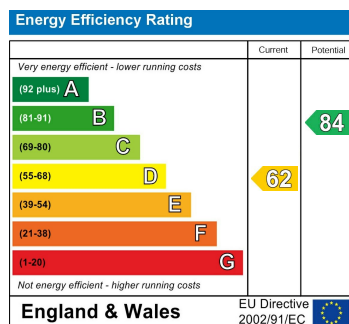
Total: 710 sq. Ft, 66 m2
 Ground Floor: 355 sq. Ft, 33 M2, 1st Floor: 355 sq. Ft, 33 m2
 Excluded Areas: Walls: 80 sq. Ft, 8 m2

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Council Tax Band

B

Energy Performance Graph



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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.