

FREEHOLD



House - Detached

# 1 LITCHBOROUGH GROVE, PRESCOT, MERSEYSIDE, L35 7NE

Guide Price

## £300,000

### FEATURES

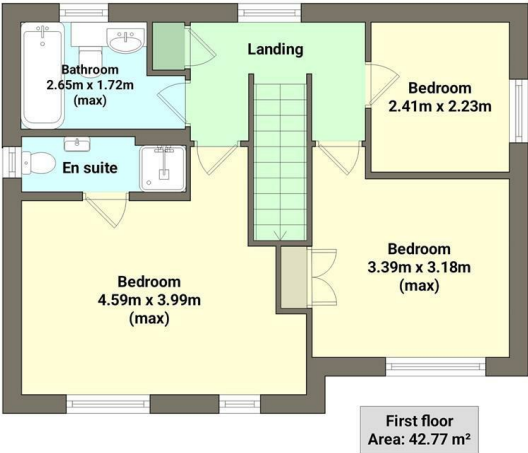
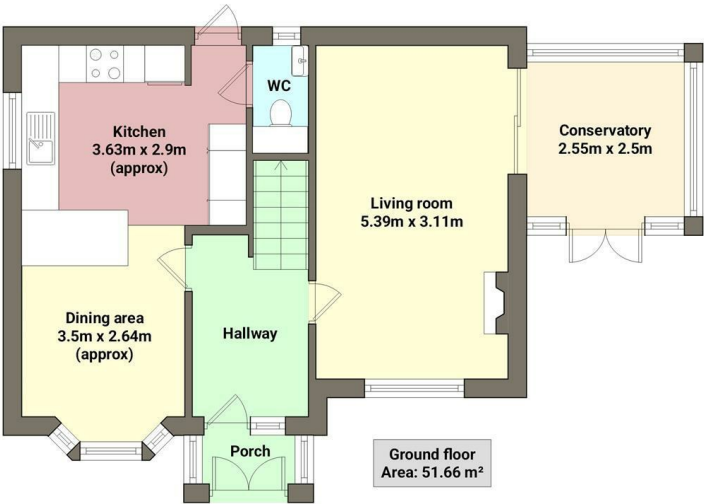
- Three bedroom detached property on a modern development
- Close to Whiston Hospital, schools, shops and transport links
- Entrance Hall, lounge with feature fireplace
- Conservatory with doors to the garden
- Fitted dining kitchen with built in appliances
- En suite to the main bedroom and family bathroom
- Gardens to the front and rear
- Large driveway and garage



# 3 Bedroom House - Detached located in Prescot

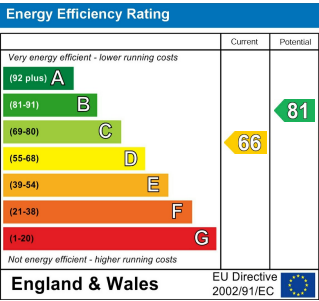
A beautifully presented and extremely spacious three bedroom detached property. Sitting on a corner plot with accommodation briefly comprising of entrance hall, lounge with feature fireplace, conservatory, large dining kitchen with built in appliances and downstairs cloaks with a two piece suite. On the first floor are three bedrooms with an en suite shower room to the main bedroom and a further modern family bathroom. The property has a large block paved driveway for several vehicles at the front leading to a single detached garage. The rear of the property has a lawned garden with paved seating area. We recommend an early viewing to avoid disappointment. EPC GRADE: D

- Entrance Porch
- UPVC double doors. Ceramic tiled flooring.
- Entrance Hall



Call us on  
**0151 329 3313**  
[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)  
[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band  
**D**



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.

