

LEASEHOLD



Maisonette

**44 MOLYNEUX  
DRIVE, PRESCOT,  
L35 5DY**

Asking Price  
**£85,000**

#### FEATURES

- Spacious three bedroom maisonette
- Ideally located close to shops, schools and transport links
- Entrance hall, lounge with feature fireplace
- Fitted kitchen with modern units and integrated appliances
- Three good sized bedrooms
- Balcony with seating area at the rear
- Modern family shower room suite
- An ideal addition to a Landlord port folio
- We recommend an early viewing



3



1



1



# 3 Bedroom Maisonette located in Prescot

An extremely spacious and beautifully presented three-bedroom maisonette, ideally located close to local shops, reputable schools, and excellent transport links.

This fantastic property would make an ideal addition to any landlord's portfolio or a perfect first-time purchase.

The well-proportioned accommodation briefly comprises an entrance lobby leading to a welcoming hallway, a bright and spacious lounge/dining room featuring an attractive fireplace, and a stylish fitted kitchen complete with modern units and integrated appliances. There are three generously sized bedrooms and a contemporary family shower room finished to a high standard.

Externally, the property benefits from a private balcony with a seating area — perfect for relaxing or enjoying your morning coffee.

Early viewing is highly recommended to fully appreciate the space and quality on offer.

EPC Grade: [Insert Grade]

Call us on

**0151 329 3313**

**prescot@brooksestateandlettings.co.uk**  
**www.brooksestateandlettings.co.uk**

**Council Tax Band**

**A**

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

