

LEASEHOLD



Flat

38 EGERTON ROAD, PRESCOT, L34 3LT

Asking Price

£120,000

FEATURES

- Beautifully presented two bedroom first floor flat
- Situated in a sought after location
- Lovely views at the front and a large rear garden
- Fitted kitchen with built in appliances
- Lounge with feature fireplace
- Two double bedrooms, both with wardrobes
- Shower room with a modern white suite
- Offered with No Onward Chain
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom Flat located in Prescot

Entrance Hall

UPVC part glazed front door. Central heating radiator. Stairs to the first floor.

Lounge

15'2 x 12'5

UPVC double glazed window to the front aspect with lovely views. Central heating radiator. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Coved ceiling

Kitchen

8'7 x 8'5

UPVC double glazed window to the rear aspect overlooking the 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. Integral appliances include a gas hob, electric oven and extractor canopy. Plumbed for an automatic washing machine. Space for a fridge freezer. Central heating radiator. Tiled splashbacks. UPVC panelled ceiling with inset spotlights.

Bedroom One

12'5 x 11'2

UPVC double glazed windows to the front and side aspects. Fitted wardrobes, large drawer unit and matching bedside cabinets. Built in headboard. Central heating radiator. Coved ceiling

Bedroom Two

12'1 x 11'8

UPVC double glazed window to the rear aspect. Wardrobes and drawer unit. Central heating radiator.

Shower Room

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a corner step in shower enclosure, a white gloss vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Tiled walls. UPVC panelled ceiling with inset spotlights.

External

At the rear of the property is a large lawned garden with established shrub displays, hedge borders and fruit tree. Paved seating area. Brick outbuilding for storage.

At the front is a pathway to the front door.

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 125 years from 29th January 1990. The ground rent is £10 per year. The annual service charge is £428.30. Please note the service charge has been paid until August 2026



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA

Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk

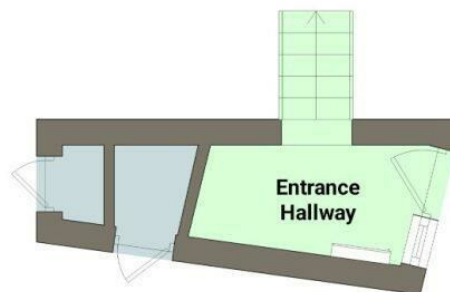
www.brooksestateandlettings.co.uk

Council Tax Band

A



Total Floor Area:
60.71m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
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.



BROOKS
ESTATE AND LETTING AGENTS LTD