

FREEHOLD



House - Terraced (EPC Rating:)

**216 WARRINGTON ROAD, WHISTON,
PRESCOT, L35 2UA**

Asking Price

£120,000



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3



1



2



3 Bedroom House - Terraced located in Prescot

Investment Opportunity – Three-Bedroom Mid-Terraced Property

An excellent investment opportunity requiring full refurbishment and modernisation throughout. This well-proportioned three-bedroom traditional mid-terraced property offers good-sized rooms and a generous rear garden, providing plenty of scope for improvement and potential value enhancement.

The accommodation comprises an entrance hall, front lounge, separate rear sitting/dining room, fitted kitchen, three bedrooms and a family bathroom.

Externally, the property benefits from a good-sized rear garden and two brick outbuildings, one of which is in need of repair.

Offering considerable potential for investors, developers or buyers looking for a refurbishment project, this property represents an opportunity to create a modern and desirable three-bedroom home while adding value through renovation.

Entrance Hall

Stairs to the first floor accommodation. Central heating radiator.

Lounge

15'2 x 10'1
UPVC double glazed bay window to the front aspect. Feature fireplace housing an electric fire. Central heating radiator. Coved ceiling

Sitting/Dining Room

13'7 x 12'8
UPVC double glazed french doors leading to the rear garden. Central heating radiator. Feature fireplace on a marble inset and hearth. Understairs storage cupboard

Kitchen

13'4 x 7'9
UPVC double glazed window to the side aspect. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Built in double oven. Plumbed for an automatic washing machine. Tiled splashbacks.

Landing

Doors to all rooms

Bedroom One

13'8 x 12'0
Two UPVC double glazed windows to the front aspect. Built in storage cupboard. Central heating radiator.

Bedroom Two

12'9 x 8'5
UPVC double glazed window to the rear aspect. Built in storage cupboard. Central heating radiator.

Bedroom Three

10'1 x 7'9
UPVC double glazed window to the rear aspect.

Bathroom

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a panelled bath with shower attachment, a pedestal wash hand basin and a low level wc. Heated towel rail. Part tiled walls.

External

At the rear of the property is a garden with mature tree. Water supply. Two brick outbuildings (one in need of repair).

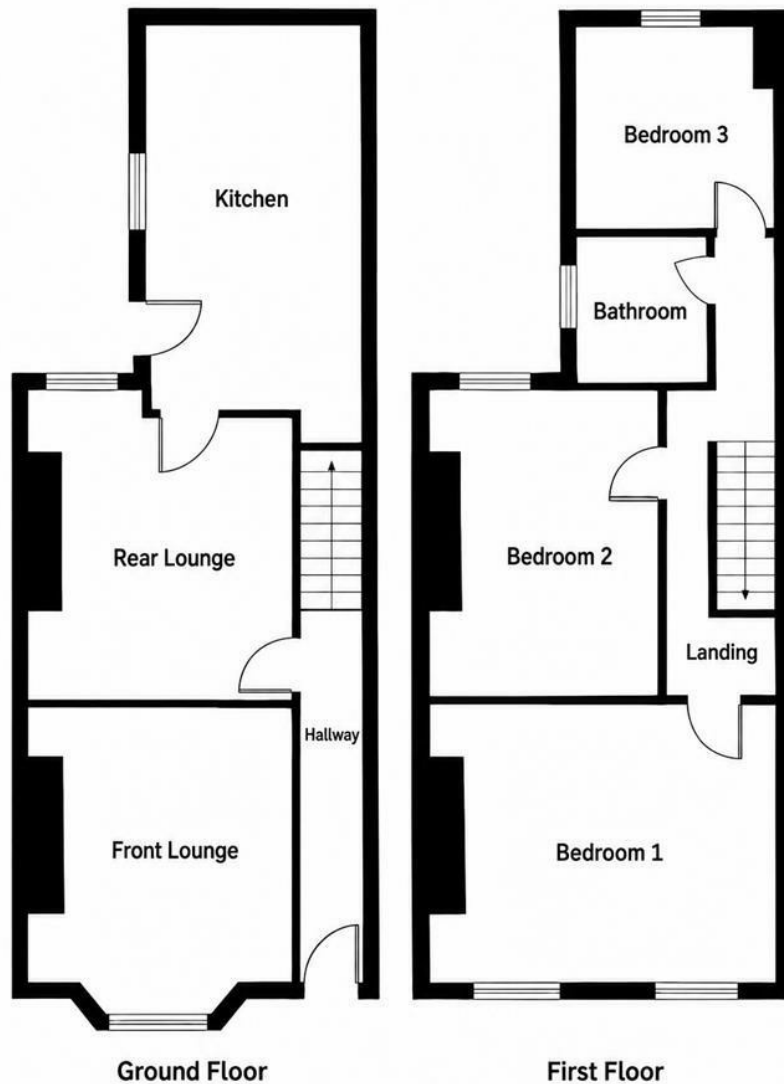
Agents Notes

Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person.





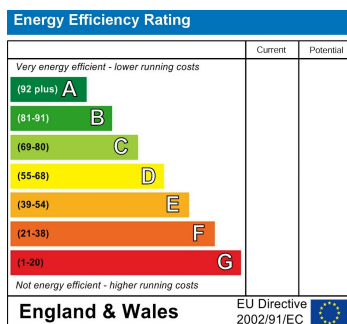




Council Tax Band

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.



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