



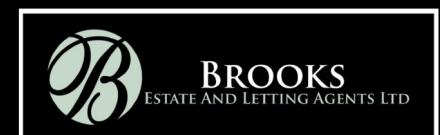
House - Semi-Detached

# 11 MOLYNEUX CLOSE, PRESCOT, L35 5DZ

Per Calendar Month  
**£900 Per**

## FEATURES

- Three bedroom semi detached property
- Situated close to local schools, shops and transport links
- Entrance hall, lounge with sliding doors to the garden
- Dining Room and fitted kitchen with new appliances, worktops and cupboard doors
- Three good sized bedrooms
- Family bathroom with a white three piece suite
- Gardens to the front and rear
- An early viewing is advised



# 3 Bedroom House - Semi-Detached located in Prescot

Three-Bedroom Semi-Detached Home in a Popular Location. Situated close to highly regarded local schools, shops, and excellent transport links, this well-presented three-bedroom semi-detached property offers ideal family living. The accommodation briefly comprises an entrance hall, a bright lounge with sliding doors opening onto the rear garden, a separate dining room, and a fitted kitchen featuring newly installed cupboard doors, worktops, and appliances. To the first floor are three generously sized bedrooms and a family bathroom fitted with a modern three-piece suite. Externally, the property benefits from gardens to both the front and rear, along with a useful brick-built outbuilding providing additional storage. Early viewing is highly recommended to appreciate all this home has to offer.

EPC Grade: D

Call us on

**0151 329 3313**

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[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		63
(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.

