

FREEHOLD



House - Semi-Detached

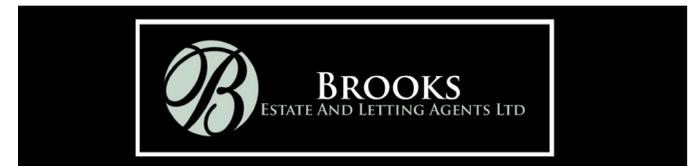
54 STRATFORD DRIVE, PRESCOT, L34 1AP

Asking Price

£235,000

FEATURES

- Beautifully presented three bedroom semi detached
- Entrance hall, downstairs cloaks
- Fitted kitchen with built in appliances
- Lounge with french doors leading to the garden
- Family bathroom with a modern three piece suite
- Garden at the rear with patio and lawn
- Driveway at the front for two vehicles
- We recommend an early viewing



3 Bedroom House - Semi-Detached located in Prescot

Entrance Hall

Stairs to the first floor accommodation. Central heating radiator.

Cloaks

UPVC double glazed window to the side aspect. Grey laminate wood effect flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Central heating radiator. Tiled splashbacks.

Lounge

15'0 x 14'3

UPVC double glazed french doors leading to the rear garden. Grey laminate wood effect flooring. Understairs storage cupboard.

Kitchen

11'1 x 7'3

UPVC double glazed window to the front aspect. Grey laminate wood effect 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 double oven, extractor hood, fridge freezer, dishwasher and washer dryer. Central heating radiator.

Landing

Doors to all rooms. Loft access point.

Bedroom One

11'9 x 7'8

UPVC double glazed window to the front aspect. Central heating radiator.

Bedroom Two

13'2 x 7'8

Bedroom Three

9'5 x 6'2

UPVC double glazed window to the rear aspect. Central heating radiator.

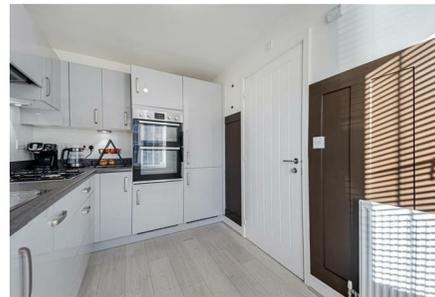
Bathroom

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Central heating radiator

External

At the rear of the property is a lawned garden with a gate to the front.

At the front is a driveway for two vehicles



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

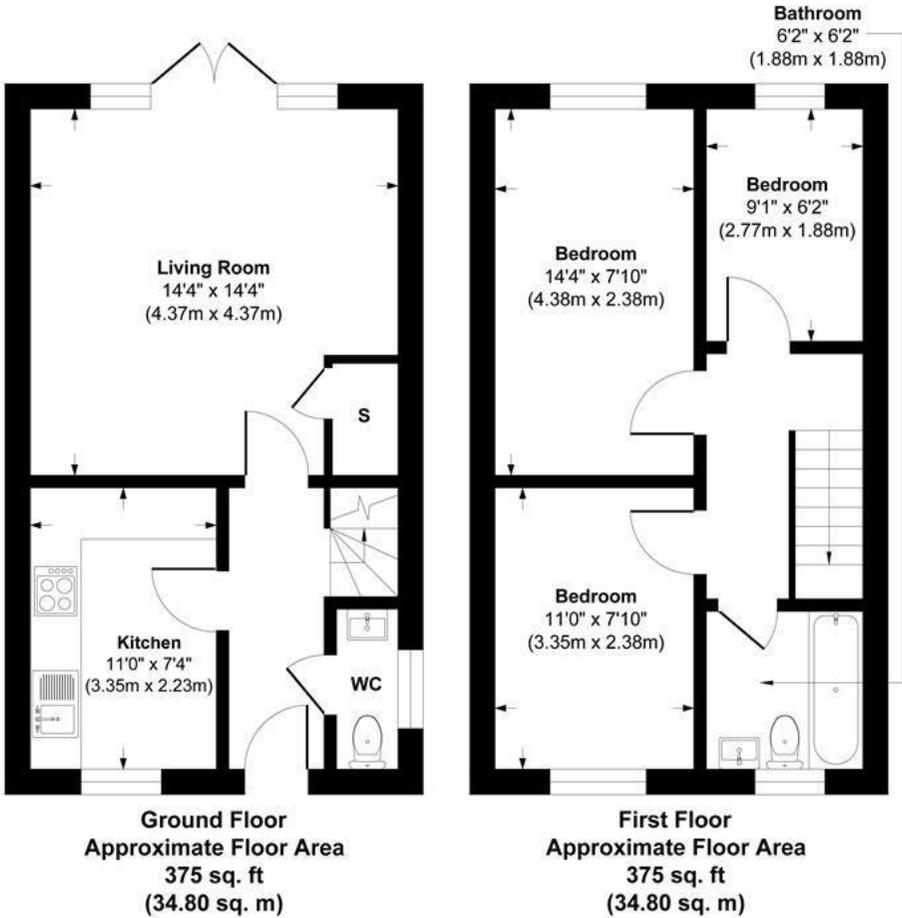
Call us on

0151 329 3313

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

Council Tax Band

C



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

Approx. Gross Internal Area 750 sq. ft / 69.60 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

