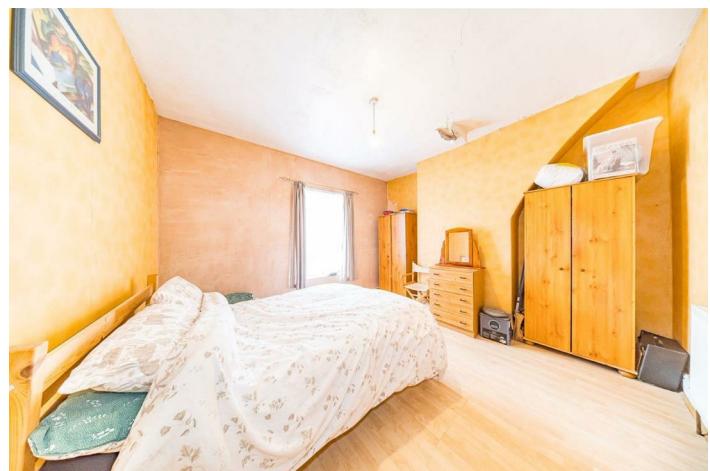


FREEHOLD



House (EPC Rating: E)

**34 COLUMBIA ROAD, PRESCOT, L34 2SB**

Asking Price

**£70,000**



2 1 2 E

# 2 Bedroom House located in Prescot

A two bedroom garden fronted mid terraced property situated within walking distance of Prescot town centre, transport links and local schools. In need of modernisation. The accommodation briefly comprises of lounge, dining room, kitchen and ground floor bathroom with separate wc. On the first floor are two bedrooms. Rear yard and permit parking at the front. We recommend an early viewing as we do not expect this property to be on the market long. EPC GRADE: E

## **Lounge**

12'9 x 11'7

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Feature firepace housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Picture rail

## **Dining Room**

12'9 x 9'9

UPVC double glazed window to the rear aspect. Stairs to the first floor accommodation. Laminate wood effect flooring. Central heating radiator.

## **Kitchen**

7'6 x 7'1

UPVC double glazed window to the side aspect and part glazed door. Fitted with wall and base unniits and a single bowl sink unit with mixer tap. Electric hob and oven. Plumbed for an automatic washing machine.

## **Shower Room**

UPVC double glazed window to the side aspect.

Ceramic tiled flooring. Fitted with a two piece suite comprising of a step in shower enclosure and a pedestal wash hand basin. Part tiled walls

## **WC**

Window to the rear aspect. Fitted with a low level wc.

Part tiled walls.

## **Bedroom One**

12'9 x 11'7

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator.

## **Bedroom Two**

9'11 x 9'10

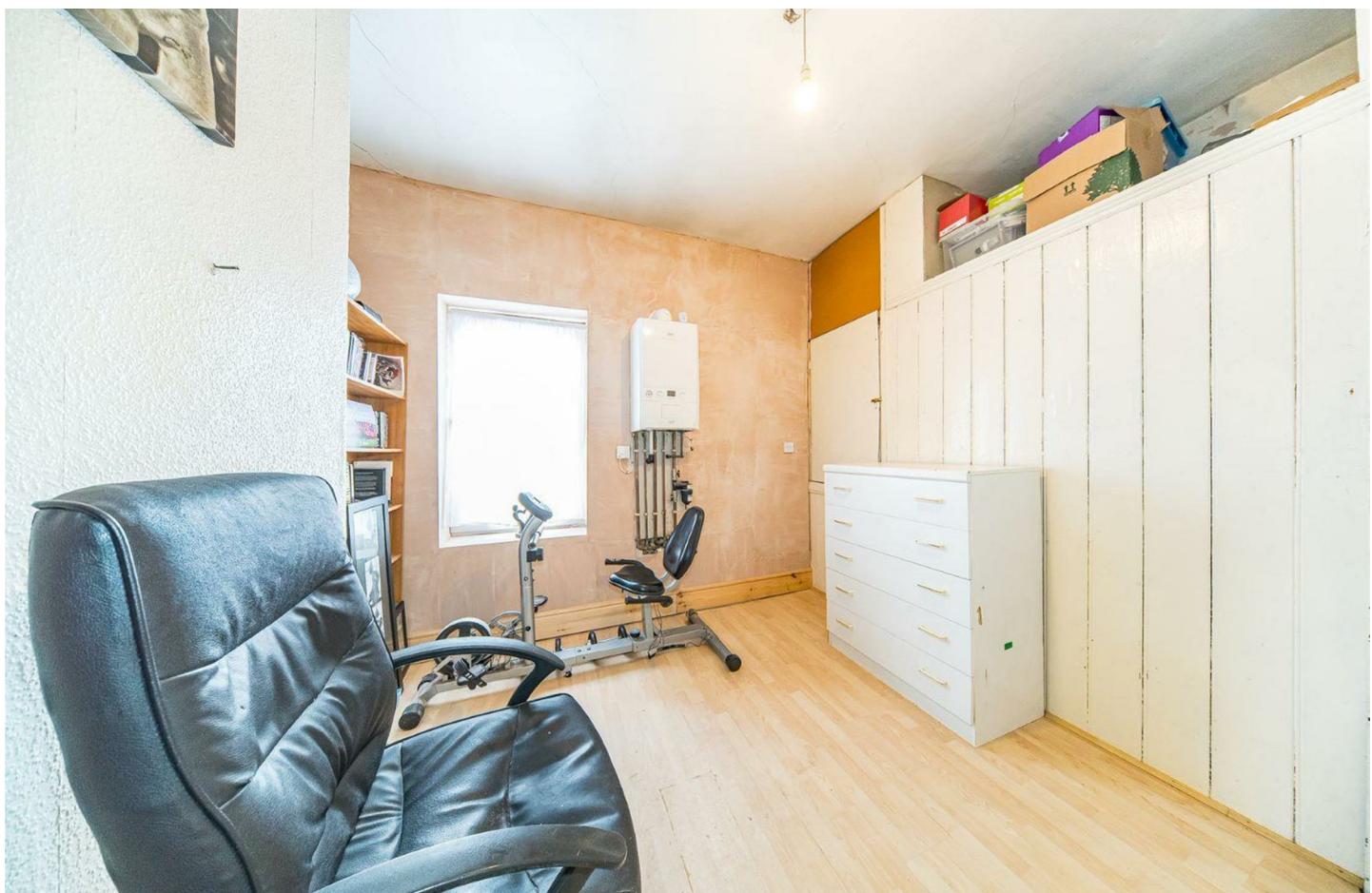
UPVC double glazed window to the rear aspect, Laminate wood effect flooring.

## **External**

The property has a rear yard with gate to the rear





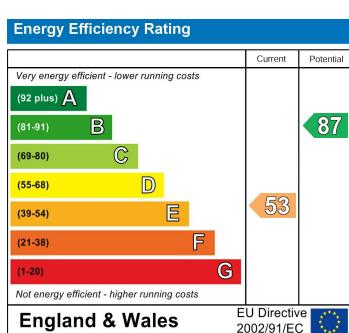




Council Tax Band

**A**

Energy Performance Graph



Call us on

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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.