

FREEHOLD



House - Terraced

# 16 MILTON AVENUE, WHISTON, PRESCOT, L35 2XZ

Asking Price

# £190,000

## FEATURES

- Three bedroom mid terraced property in a sought after location
- Entrance hall, lounge/dining room with feature fireplace
- Fitted kitchen with built in appliances
- Family bathroom with a four piece suite
- Three good sized bedrooms
- Large rear garden with patio, lawn and outbuildings
- Driveway for two vehicles
- Close to good local schools, shops and transport links



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Terraced located in Prescot

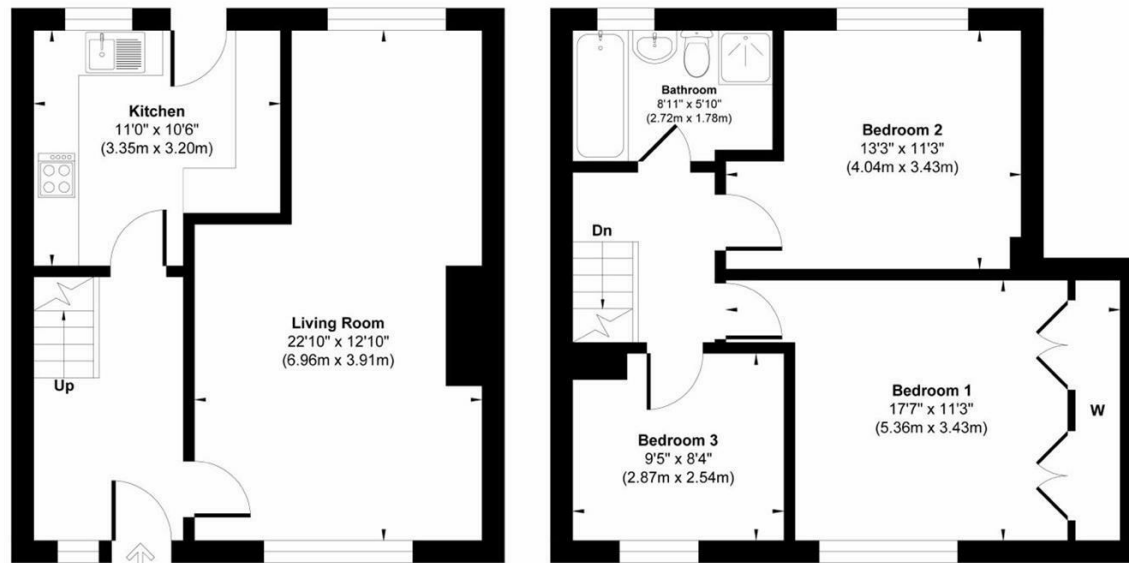
A well presented three bedroom mid terraced property, ideally located close to excellent local amenities including well regarded schools, local shops, Whiston Train Station and convenient motorway links. Offering spacious accommodation throughout together with a large rear garden and off road parking for two vehicles, this fantastic home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

The accommodation briefly comprises; entrance hall, spacious lounge/dining room with feature fireplace and a fitted kitchen with a range of built in appliances.

To the first floor are three generously sized bedrooms, with fitted wardrobes to the principal bedroom, together with a family bathroom featuring a four piece suite.

Externally, the property benefits from a substantial rear garden with patio area and lawn, complemented by mature shrubs and trees. There are also three useful brick built outbuildings providing additional storage. To the front, the property offers ample off road parking for two vehicles.

EPC Grade: [To Be Confirmed]



**Ground Floor**  
Approximate Floor Area  
455 sq.ft  
(42.27 sq.m)

**First Floor**  
Approximate Floor Area  
506 sq.ft  
(47.01 sq.m)

**Approx. Gross Internal Floor Area 961 sq. ft / 89.28 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Call us on

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**Council Tax Band**

**A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

