House - Semi-Detached

6 POPLAR GROVE, PRESCOT, MERSEYSIDE, L35 5AZ

Offers Over

£165,000

FEATURES

- A lovely four bedroom semi detached property
- Situated in a popular location and close to Whiston Hospital
- Close to good local schools, shops and transport links
- Entrance hall, lounge with feature fireplace
- Dining/Sitting room and fitted kitchen
- Family bathroom with a three piece suite
- Gardens to the front, side and rear
- Driveway for off road parking
- An early viewing is advised

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4 Bedroom House - Semi-Detached located in Prescot

Entrance Hall
UPVC double glazed window to the side aspect. Stairs to the first floor. Central heating radiator.

Lounge
14'4 x 12'2
UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Feature fireplace housing an electric fire on a marble inset and hearth. Central heating radiator.

Dining/Sitting Room
15'6 x 9'3
Two UPVC double glazed windows to the rear aspect. Laminate wood effect flooring. Central heating radiator. Understairs storage cupboard. Inset ceiling spotlights.

Kitchen
10'3 x 8'3
UPVC double glazed window to the side aspect and part glazed door. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Free standing cooker. Plumbed for an automatic washing machine. Central heating radiator. Brick effect tiled splashbacks.

Landing
Doors to all rooms. Loft access point.

Bedroom One
12'3 x 8'8
UPVC double glazed window to the front aspect. Central heating radiator.

Bedroom Two
9'4 x 9'4
UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Central heating radiator.

Bedroom Three
10'7 x 8'1
UPVC double glazed windows to the front and side aspects. Grey laminate wood effect flooring. Central heating radiator.

Bedroom Four
9'1 max x 6'3
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Wood panelled wall. Central heating radiator.

Bathroom
UPVC double glazed window to the rear aspect. 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. Heated towel rail. Part tiled walls.

External
At the rear of the property is a paved patio area with a garden laid to lawn. Gate to the side. Security lighting.
At the front and side are gardens with lawn and driveway for off road parking.

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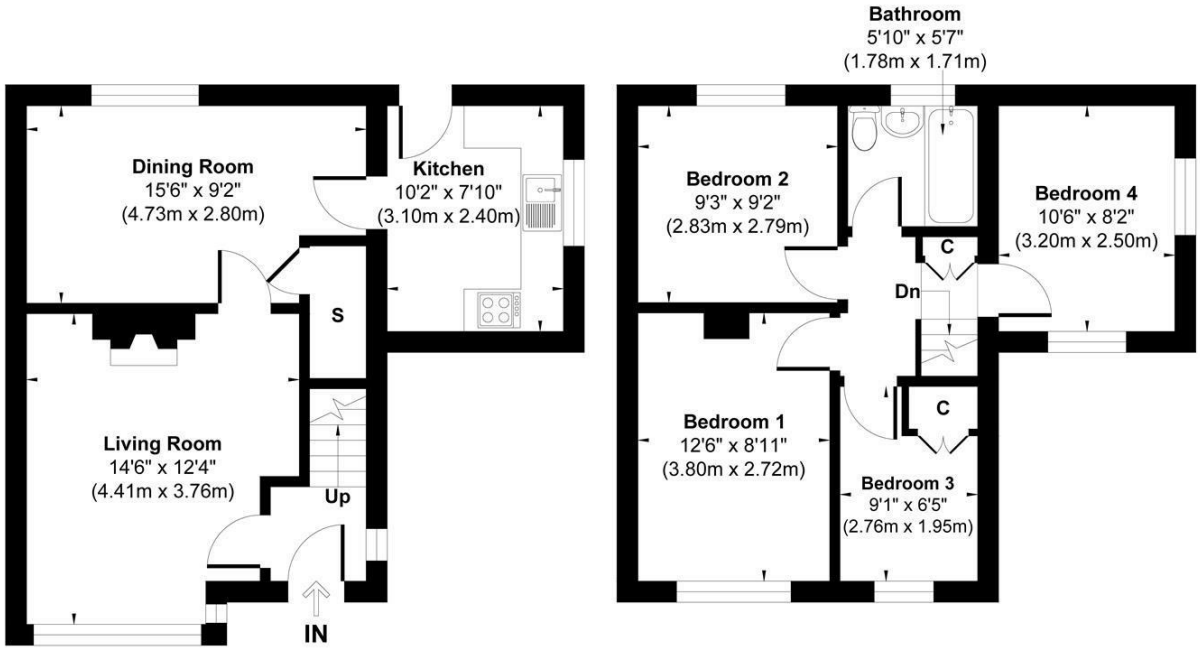

Ground Floor
Approximate Floor Area
463 sq.ft
(43.02 sq.m)

First Floor
Approximate Floor Area
446 sq.ft
(41.46 sq.m)

Approx. Gross Internal Floor Area 909 sq. ft / 84.48 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.

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Council Tax Band

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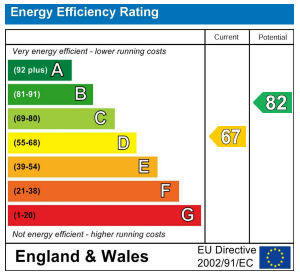

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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