

FREEHOLD



House - Semi-Detached

11 BEECHBURN ROAD, ROBY, L36 4NE

Asking Price

£170,000

FEATURES

- A three bedroom semi detached property situated in a popular location
- Entrance hall, lounge and sitting room
- Garden at the rear and off road parking at the front
- We do not anticipate this property being on the market long
- In need of modernisation throughout
- Kitchen and family shower room
- Close to local schools, shops and transport links
- An early viewing is advised



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3 Bedroom House - Semi-Detached located in Roby

Entrance Hall

UPVC double glazed window and part glazed front door. Stairs to the first floor accommodation. Central heating radiator. Picture rail.

Lounge

12'9 x 10'8

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

Sitting Room

11'0 x 10'8

UPVC double glazed window to the rear aspect. Gas fire. Central heating radiator. Picture rail.

Kitchen

15'5 x 7'1

UPVC double glazed windows to the side and rear aspects. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a single bowl sink unit with mixer tap. Tiled splashbacks. Central heating radiator. Xpelair fan.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One

13'4 x 9'7

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

Bedroom Two

10'9 x 10'6

UPVC double glazed window to the rear aspect. Built in airing cupboard. Central heating radiator. Picture rail.

Bedroom Three

7'7 x 6'6

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

Shower Room

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Tiled walls. Central heating radiator.

External

At the rear of the property is a garden with shrub displays and gate to the front.

At the front is a driveway for off road parking and a gravel garden



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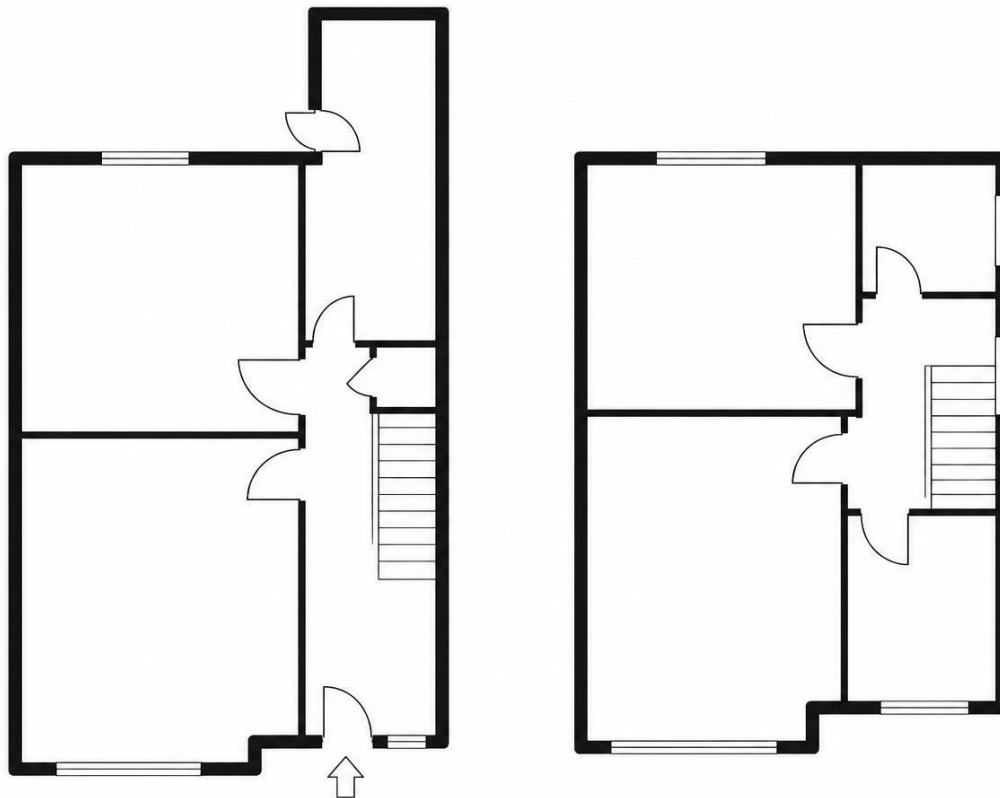
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	74
(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.

