



House - End Terrace

# 117 KNOWSLEY LANE, LIVERPOOL, L36 8HN

Per Calendar Month

# £1,100 Per

— — —

## FEATURES

- A lovely three bedroom, double fronted terraced property
- Close to Prescot town centre, schools and transport links
- Entrance hall, lounge with feature fireplace and french doors
- Sitting Room and fitted kitchen with built in appliances
- Three good sized bedrooms
- Separate bathroom and wc
- Large front and rear gardens
- An early viewing is advised



# 3 Bedroom House - End Terrace located in Liverpool

## Entrance Hall

UPVC part glazed front door. Stairs to the first floor

## Lounge

20'2 x 11'3

UPVC double glazed bay window to the front and UPVC double glazed french doors leading to the rear garden. Laminate wood effect flooring. Feature fireplace housing an electric fire on a tiled hearth.

## Sitting Room

13'3 x 11'3

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

## Kitchen

14'5 x 6'3

UPVC double glazed window to the rear aspect. 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. Integral appliances include a gas hob and electric oven. Tiled splashbacks. Central heating radiator. Breakfast bar. Understairs storage cupboard. Part glazed door to the rear.

## Landing

UPVC double glazed window to the rear aspect. Built in storage cupboard. Doors to all rooms. Loft access point.

## Bedroom One

14'7 max x 11'6

Two UPVC double glazed windows to the front aspect. Built in storage cupboard. Central heating radiator.

## Bedroom Two

11'4 x 9'6

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

## Bedroom Three

8'3 x 7'7

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

## Bathroom

UPVC double glazed window to the rear aspect. Fitted with a two piece suite comprising of a panelled bath with overhead shower and glass screen and a vanity unit housing a wash hand basin. Tiled splashbacks. Central heating radiator.

## WC

UPVC double glazed window to the rear aspect. Fitted with a low level wc. Part tiled walls. Central heating radiator

## External

At the rear of the property is a paved patio area with a large lawned garden. At the front is a large lawned garden with a pathway to the front door.



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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>			
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.

