

FREEHOLD



House - Semi-Detached

# 29 MILTON AVENUE, WHISTON, PRESCOT, L35 2XY

Asking Price

## £220,000

### FEATURES

- Three bedroom end terrace property
- Situated in a sought after location
- Close to local schools, shops and transport links
- Entrance hall, lounge/dining room
- Fitted kitchen with built in appliances and conservatory
- Family bathroom with a modern three piece suite
- Garden to the rear with patio, lawn and brick outbuildings
- Front garden with driveway for off road parking
- We recommend an early viewing



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**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescot

## Entrance Hall

Laminate wood effect flooring. Understairs storage cupboard. Central heating radiator. Stairs to the first floor accommodation. Cupboard housing utility meters

## Lounge/Dining Room

24'9 x 12'7

UPVC double glazed bay window to the front aspect. Multi fuel stove on a brick fireplace with a tiled hearth. Two central heating radiators. Patio doors to the conservatory

## Kitchen

8'4 x 7'4

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a range of cream shaker style wall and base units comprising of cupboards, drawers and contrasting granite work surfaces and incorporating a Belfast sink with mixer tap. Integral appliances include a five ring gas hob, electric oven, microwave and extractor hood. Plumbed for an automatic washing machine.

## Conservatory

10'7 x 7'8

UPVC double glazed units and french doors leading to the garden

## Landing

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

## Bedroom One

13'3 x 10'8

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

## Bedroom Two

10'3 x 9'1

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

## Bedroom Three

9'8 x 7'4

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

## Bathroom

Two UPVC double glazed windows to the rear aspect. Ceramic tiled flooring. 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. Tiled walls. Heated towel rail

## External

At the rear of the property is a paved patio area with a garden laid to lawn with raised beds and shrub displays. Two brick outbuildings

At the front is a garden with a driveway for off road parking



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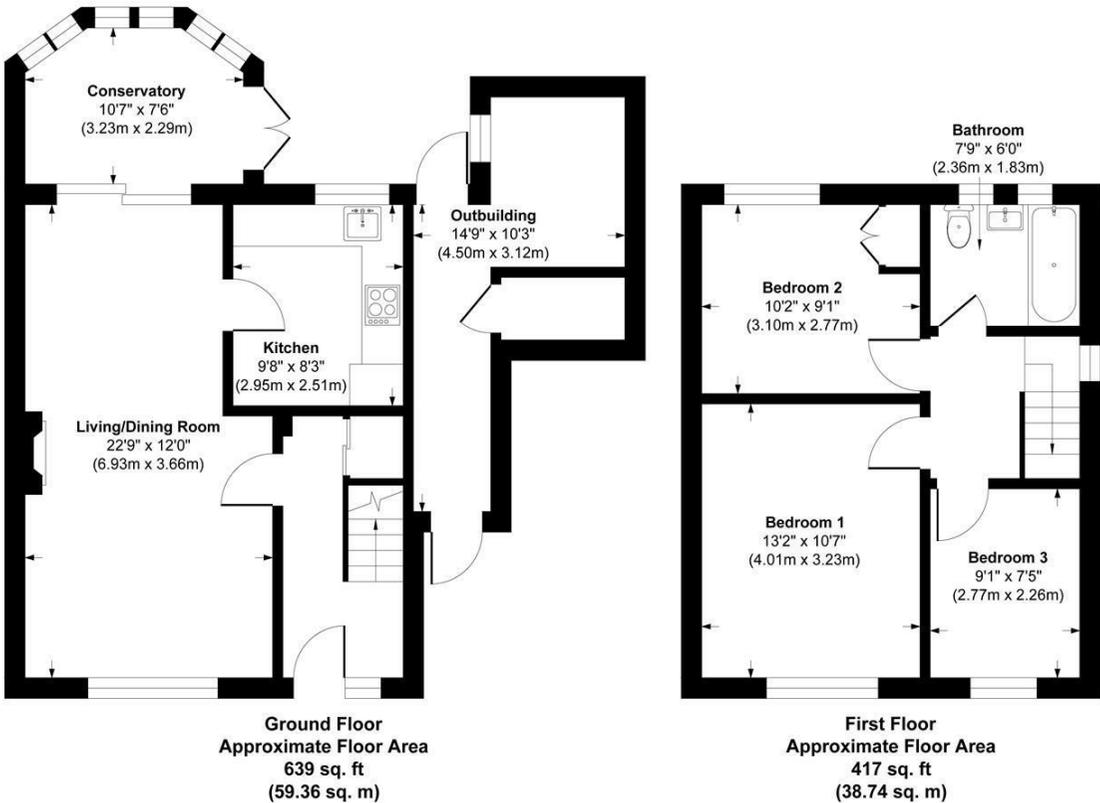
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Council Tax Band

**A**



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

