

FREEHOLD



Bungalow (EPC Rating:)

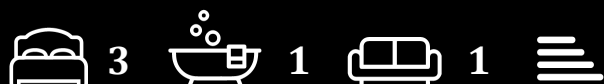
**2 PARREN AVENUE, WHISTON, PRESCOT, L35
3SB**

Asking Price

£210,000



BROOKS
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3 Bedroom Bungalow located in Prescot

Situated on Parren Avenue in the popular area of Whiston, this delightful three-bedroom semi-detached bungalow offers a fantastic blend of comfort, space and convenience. Ideally positioned close to Whiston Village, the property benefits from excellent transport links and easy access to major motorway routes, making it an ideal home for commuters and families alike.

Upon entering, you are welcomed into a spacious lounge/dining room featuring a charming fireplace, creating a warm and inviting focal point. The fitted kitchen provides a practical and functional space for everyday living.

The property offers two well-proportioned bedrooms on the ground floor, complemented by a generously sized first-floor bedroom, providing excellent flexibility for family, guests or those requiring additional living space. The family shower room is conveniently located and benefits from ample storage.

Externally, the property boasts a large rear garden, predominantly laid to lawn with seating areas, providing an excellent outdoor space for relaxing and entertaining. To the front, a driveway provides parking for several vehicles and leads to a single garage.

An early viewing is highly recommended to appreciate the space and potential this property has to offer.

****EPC GRADE:****

Entrance Porch

UPVC double glazed units and part glazed door.

Lounge/Dining Room

26'6 x 11'3

UPVC double glazed bow window to the front aspect and two UPVC double glazed windows to the side.

Feature fireplace housing an electric log effect fire on a marble inset and hearth. Two central heating radiators. Fitted for wall lights.

Kitchen

10'7 x 8'7

UPVC double glazed windows to the rear and side aspects. Ceramic tiled flooring. 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. Tiled splashbacks. Plumbed for an automatic washing machine. UPVC part glazed door to the side.

Inner Hallway

Understairs storage cupboard. Central heating radiator. Stairs to the first floor.

Bedroom One

11'9 x 10'9

UPVC double glazed bow window to the front aspect. Central heating radiator. Built in double wardrobe

Bedroom Two

9'9 x 9'5

UPVC double glazed patio doors leading to the rear garden. Central heating radiator.

Shower Room

UPVC double glazed window to the rear aspect. Vinyl

flooring. Fitted with a step in shower enclosure and built in units housing a wash hand basin and a low level wc with concealed cistern. Tiled splashbacks. Coved ceiling

First floor landing

Walk in storage area

First Floor bedroom

17'0 x 12'1

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

External

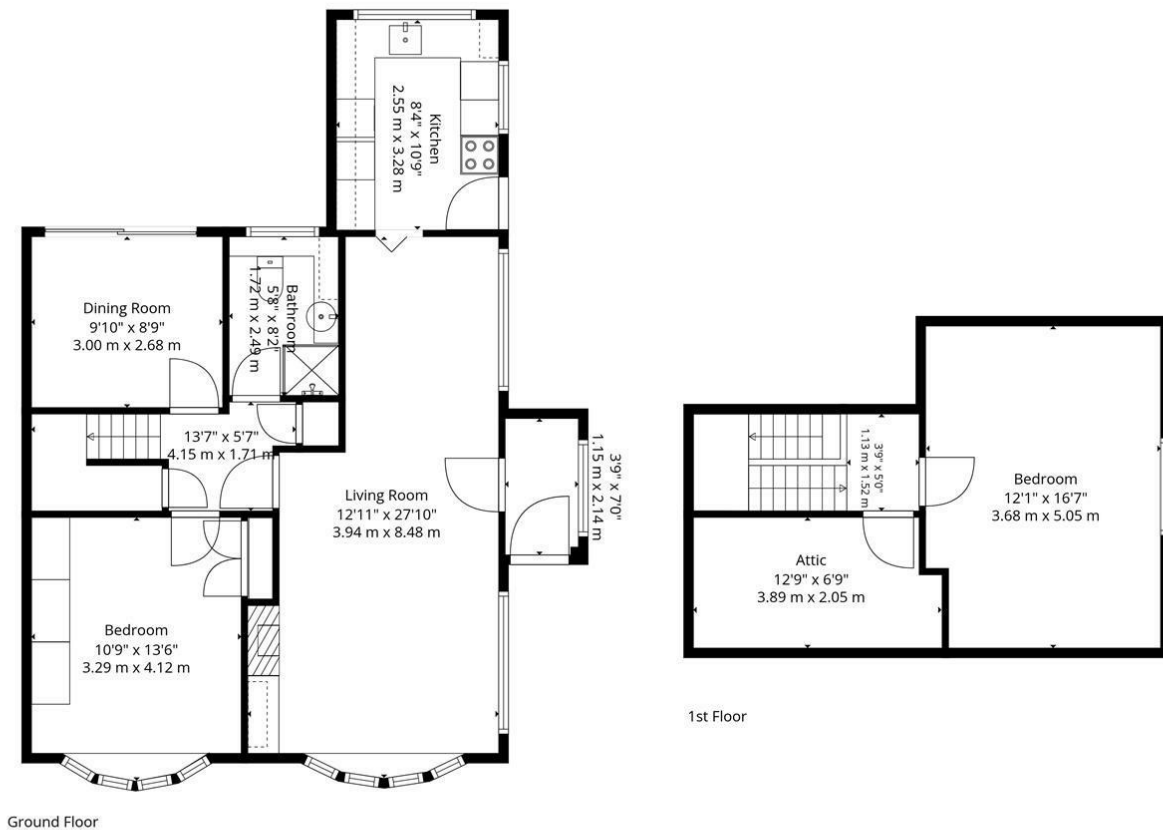
At the rear of the property is a well tended and large garden with lawn, seating areas and shrub and floral displays. Patio area. Outside lighting and water supply. Gate to the front.

At the front is a lawned garden with a driveway for several vehicles leading to a single detached garage









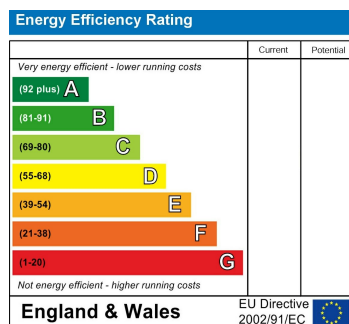
Total: 985 sq. Ft, 92 m2
 Ground Floor: 775 sq. Ft, 72 M2, 1st Floor: 210 sq. Ft, 20 m2
 Excluded Areas: Low Ceiling: 80 sq. Ft, 7 M2, Attic: 54 sq. Ft, 5 M2, Walls: 109 sq. Ft, 9 m2

Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Council Tax Band

C

Energy Performance Graph



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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.