

FREEHOLD



House - Semi-Detached

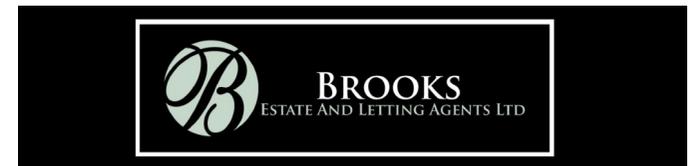
# 41 OLD LANE, ECCLESTON PARK, L34 2RF

Asking Price

# £199,000

## FEATURES

- Two bedroom semi detached property
- Situated in a sought after location of Eccleston Park
- Entrance hall, lounge/dining room with two feature fires
- Dining kitchen with appliances and french doors to the garden
- Family bathroom with a four piece suite
- Rear garden with patio, lawn, shrubs and trees
- Front garden and potential at the side for a driveway
- Offered with no onward chain
- We advise an early viewing



# 2 Bedroom House - Semi-Detached located in Eccleston Park

## Entrance Hall

Oak wooden flooring. Stairs to the first floor accommodation. Coved ceiling. Inset ceiling spotlights

## Lounge/Dining Room

27'6 x 10'9

UPVC double glazed bay window to the front aspect. Oak flooring. Feature fireplace housing a log burning stove on a tiled hearth. Two central heating radiators. Picture rail. In the dining area is a pebble effect electric fire.

## Dining Kitchen

21'4 x 8'4

Three UPVC double glazed windows to the side and french doors leading to the rear garden. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric double oven, extractor hood and fridge freezer. Plumbed for an automatic washing machine. Tiled splashbacks. Inset ceiling spotlights.

## Landing

Doors to all rooms. Skylight. Built in storage cupboard. Inset ceiling spotlights.

## Bedroom One

13'7 x 11'9

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

## Bedroom Two

12'7 x 8'4

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

## Bathroom

10'8 x 8'3

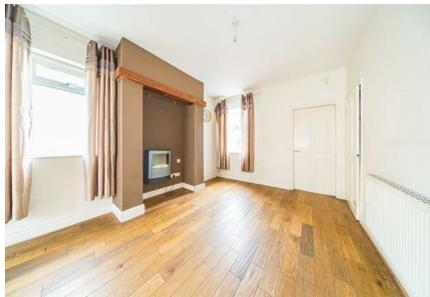
UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with

a four piece suite comprising of a step in shower enclosure, a panelled spa bath, a pedestal wash hand basin with mixer tap and a low level wc. Tiled walls. Central heating radiator. Heated towel rail with inset mirror. Inset ceiling spotlights. Loft access point.

## External

At the rear of the property is a paved patio area with a garden laid to lawn with shrubs and mature trees. Garden shed. Water supply.

At the front is a paved garden with shrub borders and a gate to the side. There is a section at the side with potential for a driveway



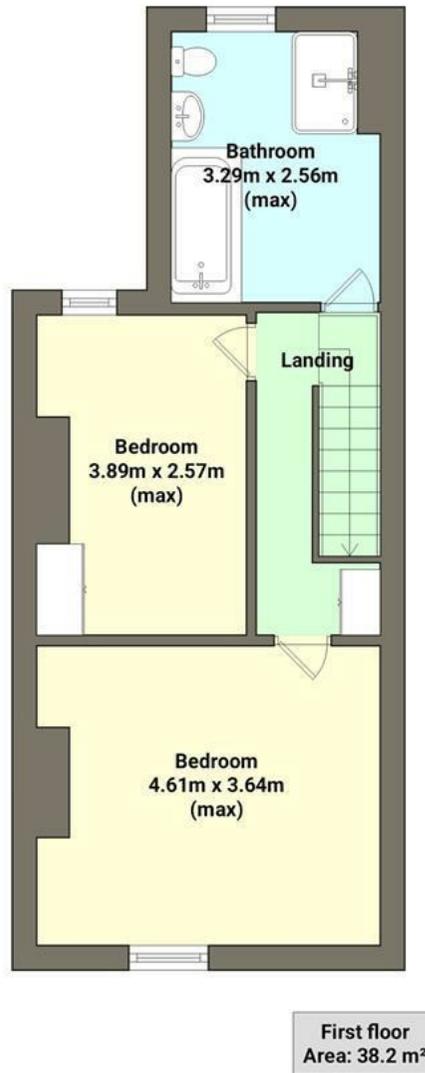
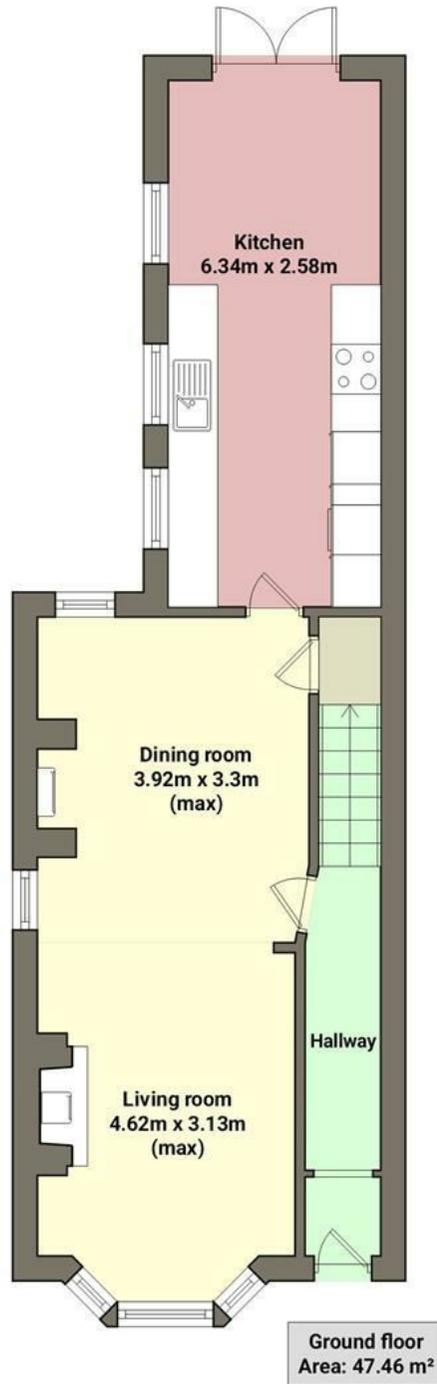
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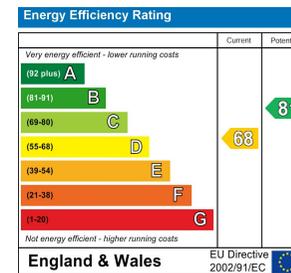
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

