

FREEHOLD



House - Semi-Detached

# 116 ST. JAMES ROAD, ECCLESTON PARK, PRESCOT, MERSEYSIDE, L34 2RH

Asking Price

## £240,000

### FEATURES

- Traditional three bedroom semi detached property
- Entrance hall, lounge, kitchen/family room with appliances
- Dining Room with french doors to the garden
- Large rear garden with patio lawn and shrubs
- Offered with no onward chain
- Situated close to excellent local schools and transport links
- Utility room and ground floor shower room
- Family bathroom with a modern three piece suite
- Driveway at the front for off road parking
- An early viewing is advised.



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# 3 Bedroom House - Semi-Detached located in Prescot

## Entrance Porch

UPVC double glazed doors

## Entrance Hall

UPVC double glazed window to the side aspect. Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator.

## Lounge

14'0 x 10'2

UPVC double glazed window to the front aspect. Feature fireplace with wooden mantle. Central heating radiator. Picture rail.

## Kitchen/Family room

14'1 x 12'9

Two UPVC double glazed windows to the side aspect. Laminate wood effect flooring. Central heating radiator. 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, electric oven, extractor hood, fridge and dishwasher. Brick effect tiled splashbacks. Feature fireplace on a tiled hearth. Built in storage cupboards into the alcove

## Dining Room

9'7 x 7'6

UPVC double glazed bi folding doors leading to the rear garden. Laminate wood effect flooring. Column radiator. Velux window

## Utility Room

UPVC double glazed window to the side aspect. Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards and work surfaces and incorporating a single bowl sink unit. Built in freezer and washer/dryer.

## Shower Room

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted with a two piece suite comprising of a step in shower enclosure and a low level wc.

## Landing

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

## Bedroom One

14'4 x 10'1

UPVC double glazed window to the front aspect. Cast iron fireplace. Central heating radiator. Picture rail.

## Bedroom Two

12'9 x 8'10

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

## Bedroom Three

9'7 x 6'9

UPVC double glazed window to the rear aspect. Central heating radiator. Cast iron fireplace. Picture rail. Inset ceiling spotlights.

## Bathroom

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a panelled bath with dual overhead shower, separate shower attachment and glass screen, a grey vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Brick effect tiled walls. Inset ceiling spotlights.

## External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays and mature trees.

At the side is a block paved area with a gate to the front. Water supply and double electric socket

At the front is a driveway for off road parking



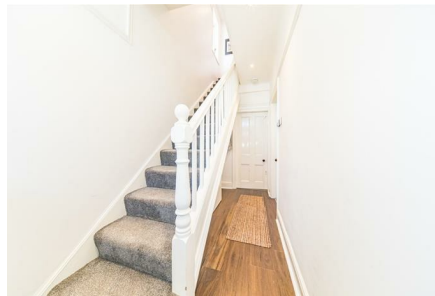


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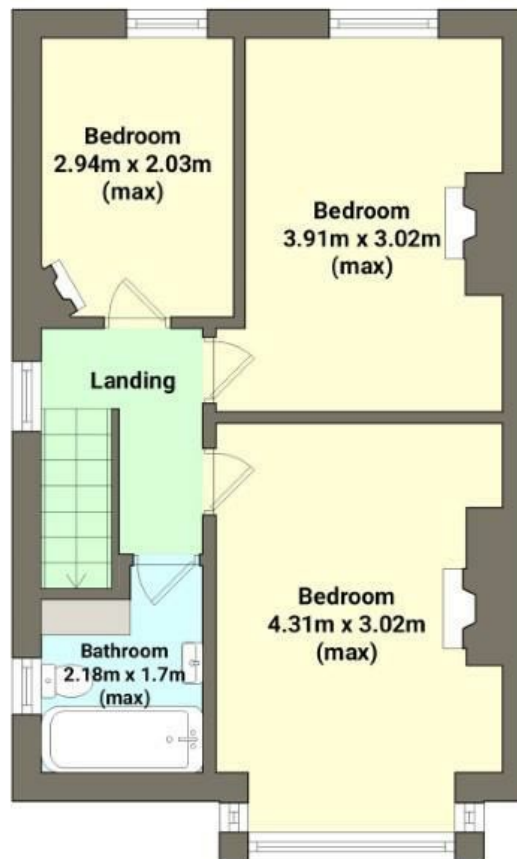
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Ground floor  
Area: 49.35 m<sup>2</sup>



First floor  
Area: 35.89 m<sup>2</sup>

Call us on

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[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**C**

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>		
(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.



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