

FREEHOLD



House - Detached

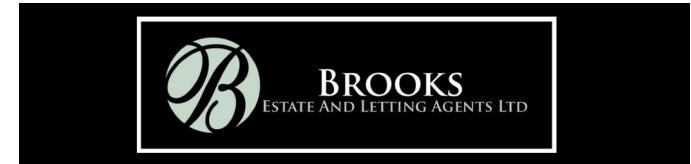
27 NEWHALL ROAD, PRESCOT, L34 1AQ

Asking Price

£445,000

FEATURES

- An executive four bedroom detached property
- Excellent quality fixtures and fittings and decorated to a high standard
- Entrance hall, lounge, dining room and conservatory
- Beautiful fitted kitchen with built in appliances and utility room
- Ground floor cloaks and en suite to the main bedroom
- Family bathroom with a three piece suite
- Landscaped gardens to the front, side and rear
- Summerhouse with bar, situated on a large corner plot



4 Bedroom House - Detached located in Prescot

Entrance Hall

Porcelain tiled flooring. Central heating radiator with decorative cover. Understairs storage cupboard. Stairs to the first floor

Cloaks

UPVC double glazed window to the front aspect with fitted shutter. Porcelain tiled flooring. Fitted with a white two piece suite comprising of a pedestal wash hand basin with mixer tap and a low level wc. Heated towel rail.

Lounge

15'6 x 11'8

UPVC double glazed window to the front aspect with fitted shutters. Engineered wood parquet flooring. Central heating radiator.

Sitting Room

9'6 x 8'8

UPVC double glazed window to the side aspect. Engineered wood parquet flooring. Central heating radiator.

Dining Kitchen

19'0 x 9'1

UPVC double glazed window to the side aspect and french doors to the rear. Porcelain tiled flooring. Kitchen by 'Symphony' comprising of Ice Ivory and Cashmere gloss wall and base units comprising of cupboards and drawers with contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an induction hob, extractor hood, Zanussi double electric oven, Zanussi fridge freezer and Zanussi dishwasher. USB ports in the island electric sockets. 3d ripple effect tiled splashbacks. Inset ceiling spotlights.

Utility Room

10'6 x 5'3

Part glazed door to the garden. Ice Ivory and Cashmere wall and base units with a single bowl sink unit with mixer tap. Integrated washing machine. 3d ripple effect tiled splashbacks.

Conservatory

14'3 x 12'9

UPVC double glazed units and french doors to the garden. Porcelain tiled flooring. Two velux windows. Electric underfloor heating

Landing

UPVC double glazed window to the front aspect with fitted shutters. Central heating radiator with decorative cover. Quality grey carpet. Built in airing cupboard. Loft access point with pull down ladder

Bedroom One

11'8 x 11'6

UPVC double glazed window to the front aspect with fitted shutters. Quality grey carpet. Central heating radiator. Built in wardrobes. USB sockets at both sides of the bed for bedside lamps or phones

En Suite

UPVC double glazed window to the side aspect. Porcelain tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Heated towel rail.

Bedroom Two

12'3 x 10'3

UPVC double glazed window to the rear aspect. Central heating radiator. Built in part mirror fronted wardrobes. Quality grey carpet

Bedroom Three

10'9 x 8'9

UPVC double glazed window to the side aspect. Quality grey carpet. Central heating radiator. Built in wardrobes

Bedroom Four

8'7 x 6'2

UPVC double glazed window to the side aspect. Quality grey carpet. Central heating radiator. Built in storage cupboard

Bathroom

UPVC double glazed window to the rear aspect. Porcelain tiled flooring. Fitted with a three piece suite comprising of a panelled bath with shower attachment and mixer tap, a pedestal wash hand basin and a low level wc. Ripple effect tiled splashbacks. Heated towel rail.

External

At the rear of the property is a paved patio area with steps leading up to a garden laid to lawn with raised beds. Gate to the side and access to the garage. Summerhouse with bar. Ramp at the side for disabled access. Water supply. Outside lighting and downlights into the fascias

The side and front are lawned with hedge and walled borders. A driveway gives ample parking for several vehicles leading to a single garage with an up and over door.

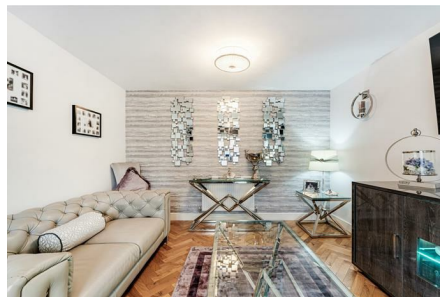
AGENTS NOTES

Please note that although this property is freehold, there is a service charge of £181.77 per year





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



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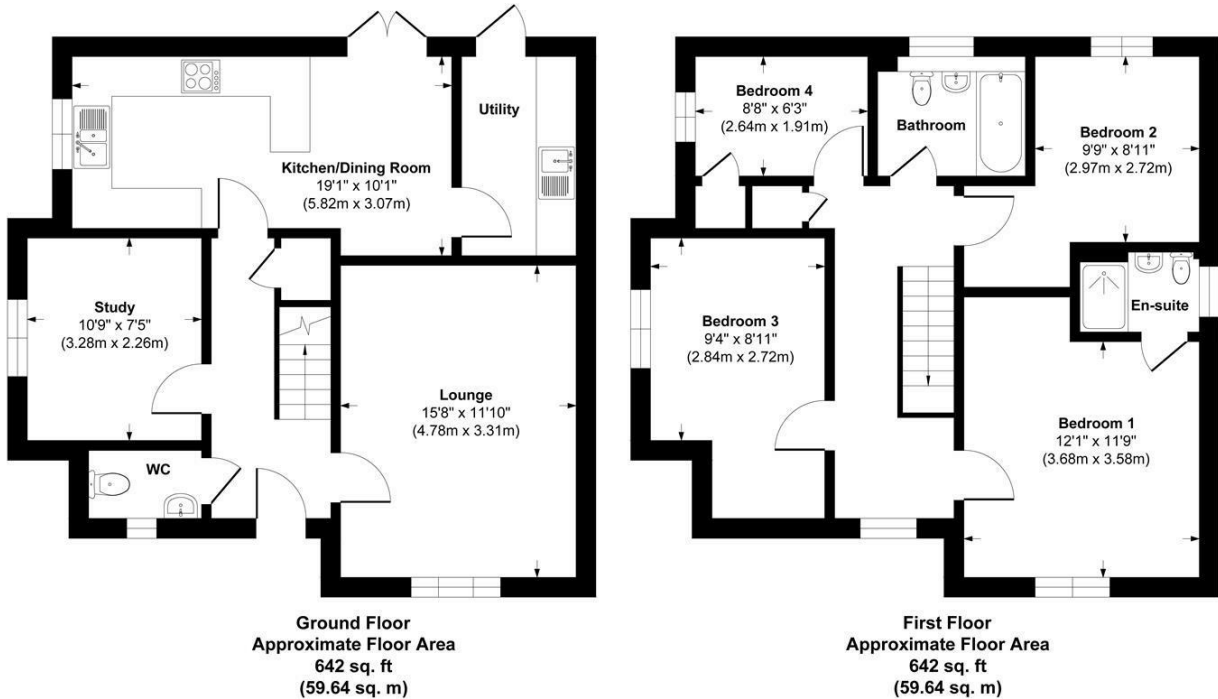
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Council Tax Band

E



Approx. Gross Internal Area 1284 sq. ft / 119.28 sq. meters

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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.

