

FREEHOLD



House - Terraced

47 ST. HELENS ROAD, PRESCOT, L34 6HN

Asking Price

£160,000

FEATURES

- Four bedroom garden fronted mid terraced property
- Entrance vestibule and entrance hall
- Lounge and sitting room with feature fireplace
- Fitted kitchen with built in appliances and utility
- Three bedrooms and shower room on the first floor
- Loft room with velux window on the second floor
- Large paved rear yard
- Enclosed garden at the front
- Offered with no onward chain
- An early viewing is advised



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3 Bedroom House - Terraced located in Prescot

Entrance Vestibule

UPVC part glazed front door. Door to the hall

Entrance Hall

Stairs to the first floor accommodation. Central heating radiator. Original cornice

Lounge

14'9 x 12'5

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Electric coal effect fire on a marble hearth. Central heating radiator. Coved ceiling. Ceiling rose.

Sitting Room

14'8 x 13'1

UPVC double glazed bay window to the rear aspect. Laminate wood effect flooring. Feature fireplace housing an electric fire on a tiled inset and hearth. Central heating radiator. Understairs storage cupboard. Coved ceiling

Kitchen

13'8 x 8'7

UPVC double glazed window to the side aspect. Laminate tile effect 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 an electric hob and oven and an extractor hood. Mosaic tiled splashbacks. Inset ceiling spotlights.

Utility Room

UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Tiled walls. Storage cupboards.

Landing

Doors to all rooms. Stairs to the loft.

Bedroom One

16'3 x 11'10

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

Bedroom Two

12'9 x 10'6

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

Bedroom Three

8'9 x 7'4

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

Shower Room

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Tiled splashbacks. Central heating radiator.

Loft Room

14'8 x 12'7

Velux window. Wood panelled walls and ceiling

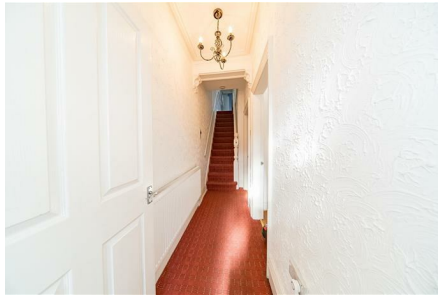
External

At the rear is a large paved yard with garden shed and gate to the rear. The front has an enclosed garden





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Council Tax Band

B



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