

FREEHOLD



House - Semi-Detached

# 1 BRYER ROAD, PRESCOT, L35 5DN

Asking Price

## £225,000

### FEATURES

- Recently refurbished three bedroom semi detached
- Renovated to a high standard
- New flooring throughout, newly fitted kitchen and bathroom
- Brand new modern fitted kitchen with built in appliances
- Utility room and downstairs cloaks
- Newly fitted shower room with a luxury suite
- Gardens to the front and rear, driveway for off road parking
- Offered with No Onward Chain
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescott

Nestled on Bryer Road in the charming town of Prescott, this beautifully renovated semi-detached house offers a perfect blend of modern living and convenience. Spanning an impressive 926 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the stunning grey gloss kitchen, complete with built-in appliances, which flows seamlessly into a utility room and a convenient downstairs cloakroom. The new flooring throughout adds a touch of elegance and warmth to the living spaces.

Upstairs, you will find three generous bedrooms, each offering ample natural light and comfort. The newly fitted white bathroom suite is both stylish and functional, catering to all your needs.

Outside, the property features a beautifully landscaped rear garden, ideal for outdoor gatherings or quiet evenings. A side paved seating area provides additional space for relaxation, while the newly laid gardens at the front and rear enhance the property's curb appeal. Off-road parking is available for one vehicle, ensuring convenience for residents.

Situated within walking distance of Prescott train station, this home is perfectly positioned for commuters. Additionally, it is close to excellent local schools and the Prescott Retail Park, providing easy access to shopping and amenities. With an EPC grade of C, this property is not only attractive but also energy efficient.

An early viewing is highly recommended to fully appreciate the quality and charm this home has to offer.

## **Entrance Hall**

UPVC double glazed window to the side aspect. Grey laminate wood effect flooring. Central heating radiator. Understairs storage cupboard

## **Lounge**

13'4 x 11'4

## **Dining Room**

9'8 x 9'3

UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Central heating radiator.

## **Kitchen**

10'4 x 9'8

UPVC double glazed window to the rear aspect. Fitted with a range of wall and base units comprising of grey gloss 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, under counter fridge, dishwasher and stainless steel extractor hood, Brick effect tiled splashbacks. Built in storage cupboard. Inset ceiling spotlights.

## **Utility Room**

12'3 max x 8'5

UPVC double glazed window to the front aspect. Grey gloss base unit and contrasting work surface. Central heating radiator. Inset ceiling spotlights. Door to the garden

## **Cloaks**

UPVC double glazed window to the rear aspect. Central heating radiator. Fitted with a low level wc with concealed cistern.

## **Landing**

UPVC double glazed window to the side aspect. New grey carpet. Doors to all rooms. Loft access point with pull down ladder



**Bedroom One**

12'1 x 11'4

UPVC double glazed window to the front aspect.

Central heating radiator. New grey carpet

**Bedroom Two**

9'7 x 9'6

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

**Bedroom Three**

8'3 x 8'1

UPVC double glazed window to the front aspect.

New grey carpet. Central heating radiator. Built in storage cupboard.

**Shower Room**

UPVC double glazed window to the rear aspect.

Fitted with a three piece suite comprising of a double step in shower unit, a grey gloss vanity unit housing a wash hand basin and a low level wc with a concealed cistern. Heated towel rail.

**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 front is a garden with a driveway for off road parking





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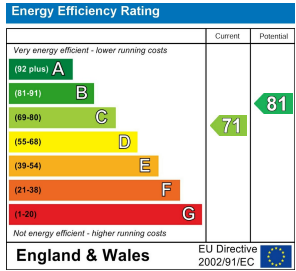
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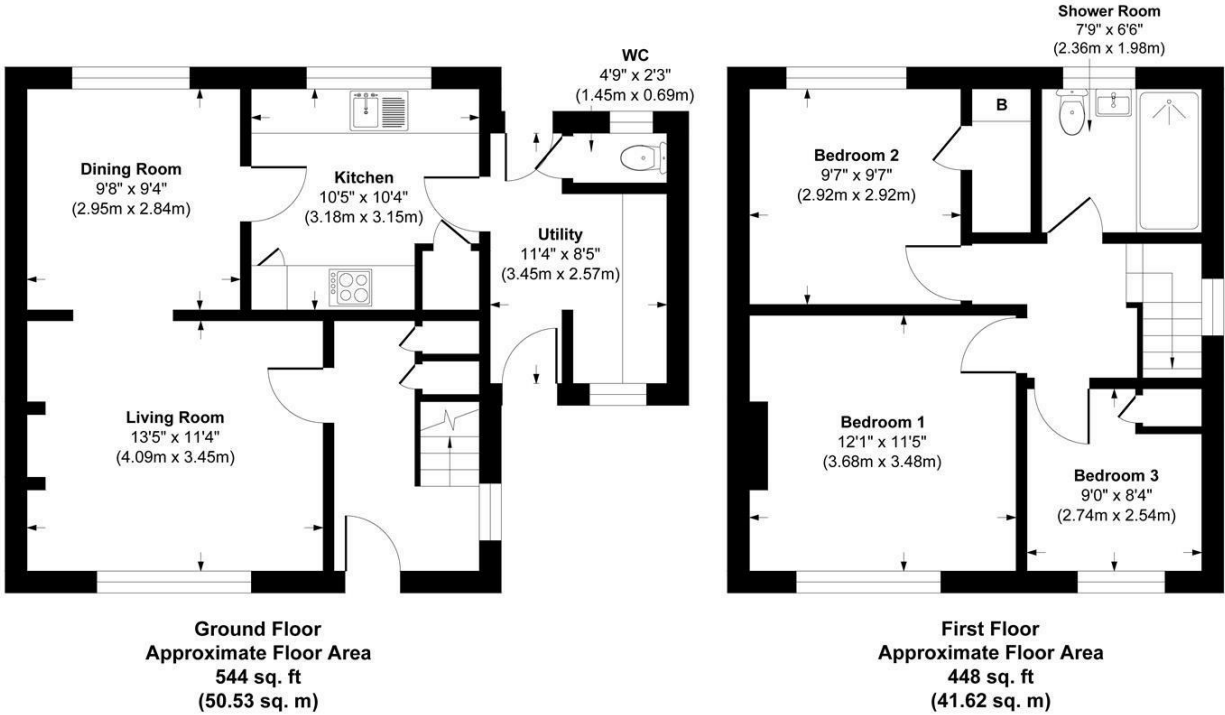
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Council Tax Band

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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.



Approx. Gross Internal Area 992 sq. ft / 92.15 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.