

FREEHOLD



House - Semi-Detached

22 CONISTON AVENUE, PRESCOT, MERSEYSIDE, L34 2SW

Asking Price

£270,000

FEATURES

- Beautifully presented four bedroom semi detached property
- Entrance hall with Amtico flooring, lounge with media wall and fire
- Dining kitchen with built in appliances and quartz work surfaces
- Three bedrooms on the first floor
- Situated in a cul de sac location in a sought after area
- Dining room with french doors to the garden
- Family shower room with a modern three piece suite
- Main bedroom on the second floor



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4 Bedroom House - Semi-Detached located in Prescott

Entrance Hall

UPVC double glazed window to the side aspect and part glazed front door. Amtico flooring. Stairs to the first floor accommodation. Cupboard housing utility meters. Central heating radiator with decorative cover. Inset ceiling spotlights.

Lounge

14'6 x 13'6

UPVC double glazed bay window to the front aspect. Grey Amtico flooring. Media wall with built in electric log effect fire in a glass case, shelving and lighting. Column radiator.

Dining Room

10'0 x 9'6

UPVC double glazed french doors leading to the rear garden. Grey Amtico flooring. Column radiator.

Kitchen

16'6 x 12'3 max

UPVC double glazed french doors leading to the rear garden. Porcelain tiled flooring with underfloor heating. Fitted with a range of grey gloss wall and base units comprising of cupboards, drawers and quartz work surfaces with matching splashbacks. Single bowl sink with drainer grooves. Integral appliances include a NEFF induction hob, double electric ovens, dishwasher and an American style fridge freezer. Central island with granite top and storage under. Built in drinks cabinet with drawers and lighting. TV point. Plumbed for an automatic washing machine. Inset ceiling spotlights.

Landing

UPVC double glazed window to the side aspect. Newly carpeted. Stairs to the second floor.

Bedroom Two

11'6 x 9'5 to wardrobes

UPVC double glazed window to the front aspect. Newly carpeted. Fitted part mirrored wardrobes. Central heating radiator.

Bedroom Three

10'0 x 10'0

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

Bedroom Four

8'6 x 7'11

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

Shower Room

Two UPVC double glazed windows to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a double step in shower enclosure, a wash hand basin with waterfall tap on a vanity unit with drawers and a low level wc. Column radiator. Xpelair fan. UPVC panelled ceiling with inset spotlights.

Second Floor

Bedroom One

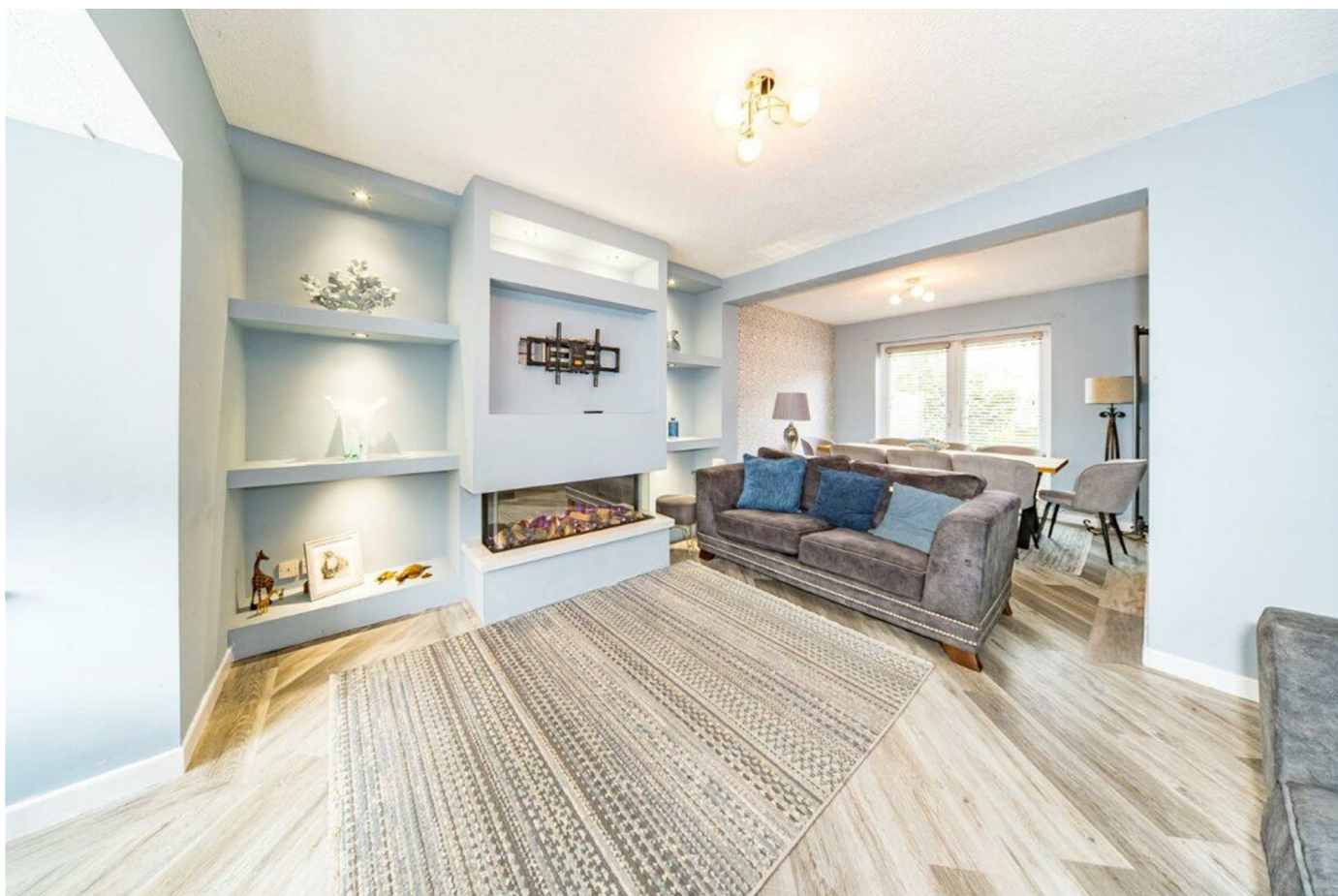
13'9 x 12'5 with limited headroom

Two velux windows. Newly fitted carpeted. Various built in storage cupboards into the eaves. Central heating radiator. Inset ceiling spotlights.

External

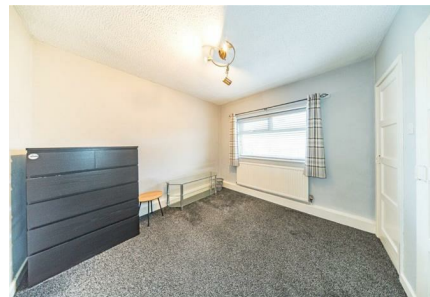
At the rear of the property is a paved patio area and a garden laid to lawn. Garden shed. Water supply.

At the front is a block paved driveway for several vehicles.





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Call us on

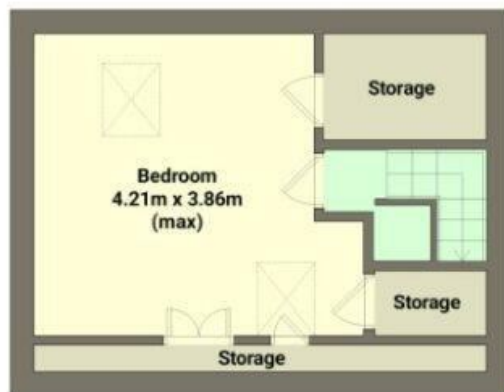
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Council Tax Band

B



Second floor
Area: 23.31 m²



Ground floor
Area: 50.25 m²



First floor
Area: 39.95 m²

| 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 | 65 | 76 |
| | 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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