

FREEHOLD



House - Detached

# 12 ATHERTON DRIVE, PRESCOT, L35 7AG

## £325,000

### FEATURES

- An immaculate four bedroom detached property
- Entrance hall, downstairs W.C., lounge
- Modern kitchen with built in kitchen appliances
- En suite shower room and a family bathroom with modern suite
- Situated on a modern development built by 'Stewart Milne'
- Dining/Kitchen/Family room with french doors to the garden
- Close to local amenities
- Landscape gardens to the rear with patio area



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 4 Bedroom House - Detached located in Prescot

Welcome to this stunning four-bedroom detached house located on Atherton Drive in Prescot. Built in 2019 by the reputable Stewart Milne, this modern property spans an impressive 1,066 square feet and is designed to meet the needs of contemporary family living.

As you enter, you are greeted by a spacious entrance hall that leads to a convenient downstairs W.C. The heart of the home is the expansive lounge, which flows seamlessly into the dining/kitchen/family room. This area is equipped with built-in appliances and features elegant French doors that open out to the rear garden, creating a perfect space for entertaining or enjoying family time.

On the first floor, you will find four generously sized bedrooms, with a luxury shower room to the master, providing added privacy and convenience. A well-appointed family bathroom completes this level, ensuring ample facilities for all.

The exterior of the property is equally impressive, featuring a rear garden that includes a paved patio, and raised beds, ideal for outdoor relaxation and gardening enthusiasts. The front of the house offers a driveway leading to a single integral garage, providing secure parking for 4 cars and additional storage.

Situated in a desirable location, this home is conveniently close to excellent local schools, transport routes, motorway links, and Whiston Hospital. We highly recommend an early viewing of this substantial family home. The property also boasts an impressive EPC grade of B, reflecting its energy efficiency. Don't miss the opportunity to make this beautiful house your new home.

## **Entrance Hall**

Amtico flooring. Central heating radiator. Door to the garage

## **Cloaks**

Amtico flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc.. Central heating radiator.

## **Lounge**

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

## **Dining/Kitchen/Family Room**

Two UPVC double glazed windows and UPVC french doors leading to the rear garden. Amtico flooring. Fitted with a range of cream 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 a five ring gas hob, electric oven, extractor hood, microwave, fridge freezer and dishwasher. Two central heating radiators. Inset ceiling spotlights.

## **Landing**

UPVC double glazed window to the side aspect. Doors to all rooms. Two built in storage cupboards. Central heating radiator.

## **Bedroom One**

UPVC double glazed window to the front aspect. Built in mirror fronted wardrobes. Central heating radiator.

## **En Suite**

UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a vanity unit housing a wash hand basin and a low level wc with a concealed cistern.

## **Bedroom Two**

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

## **Bedroom Three**

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

## **Bedroom Four**

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



### Bathroom

UPVC double glazed window to the side aspect. Amtico flooring. Fitted with a four piece suite comprising of a step in shower enclosure, a panelled bath with a shower attachment, a grey vanity unit housing a wash hand basin and a low level wc. Heated towel rail. Tiled splashbacks. Xpelair fan. Inset ceiling spotlights.

### External

At the rear of the property is a paved patio area with raised beds and shrub displays. Water supply. Outside lighting.

At the front is a garden with a driveway for four vehicles leading to a single integral garage.

### Agents notes

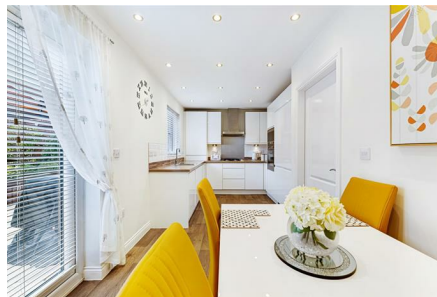
Please note, the property is freehold but there is a service charge of £120.00 per year







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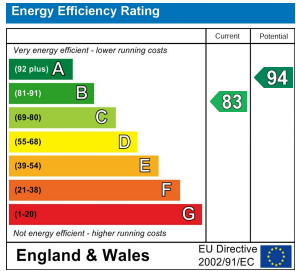
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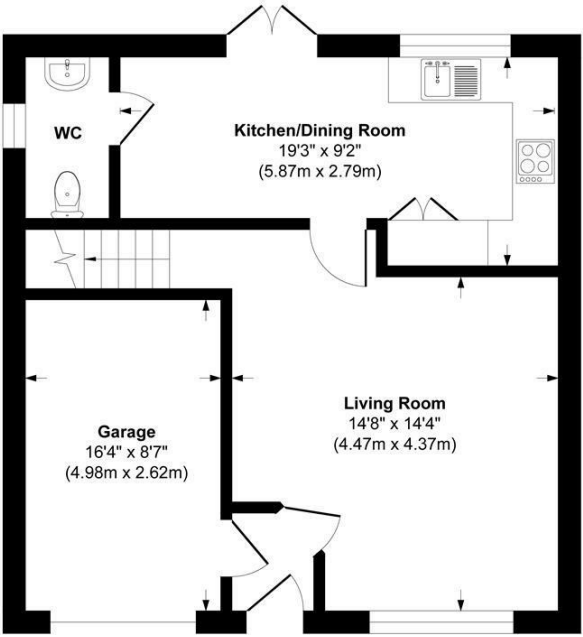
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Council Tax Band

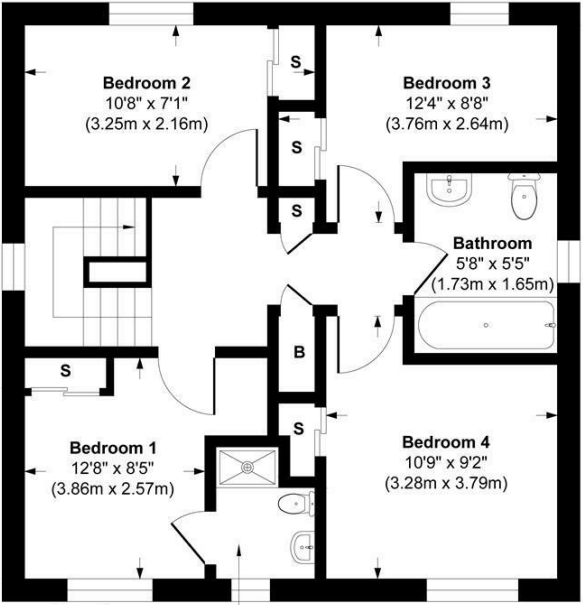
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Ground Floor**  
**Approximate Floor Area**  
**569 sq. ft**  
**(52.86 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**569 sq. ft**  
**(52.86 sq. m)**

**Approx. Gross Internal Area 1138 sq. ft / 105.72 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.