

FREEHOLD



House - Semi-Detached

# 2 OLD LANE, ECCLESTON PARK, PRESCOT, MERSEYSIDE, L34 2RG

Asking Price

## £395,000

### FEATURES

- Extended four bedroom semi detached property
- Family Room/Dining Room/Kitchen with built in appliances
- Three double bedrooms and one single with en suite shower room
- Garden to the side with artificial lawn and shrub borders
- Situated in a sought after location close to excellent schools
- Two reception rooms with feature fireplaces
- Family bathroom with a three piece suite including a rolltop bath
- Side gravelled area



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# 4 Bedroom House - Semi-Detached located in Prescot

Nestled in the desirable area of Eccleston Park, Prescot, this charming extended semi-detached house offers a perfect blend of modern living and classic features, this spacious property boasts five well-appointed bedrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall adorned with Amtico flooring and a central heating radiator. The heart of the home is the expansive family room, dining room, and kitchen area, measuring an impressive 7.75m x 6.45m. This space is flooded with natural light thanks to UPVC double glazed sliding doors that lead to the garden. The kitchen is a chef's delight, featuring a range of white gloss wall and base units, quartz worktops, and an array of integral appliances, including a five-ring gas hob and two electric ovens.

The property offers two inviting reception rooms, each with feature fireplaces that add a touch of warmth and character. The lounge, with its cast iron fireplace and tiled hearth, provides a cosy retreat, while the sitting room, featuring a bay window, is perfect for relaxation.

On the first floor, you will find three double bedrooms and one single bedroom, with the master bedroom benefiting from a charming cast iron fireplace. The en suite shower room and family bathroom, complete with a stunning rolltop bath, ensure that all your needs are met.

Externally, the property features a side garden with an artificial lawn and shrub displays, providing a low-maintenance outdoor space. A gravelled area at the front and a driveway offer ample off-road parking.

This delightful home is situated close to excellent schools and local amenities, making it a prime choice for families. We highly recommend an early viewing to fully appreciate all that this property has to offer.

## Entrance Hall

Amtico flooring. Central heating radiator. Stairs to the first floor with twisted spindles. Understairs storage cupboard. UPVC double glazed window to the front aspect.

## Family Room/Kitchen/Dining Room

25'5 x 21'2

UPVC double glazed sliding doors leading to the garden. Karndean flooring. Column radiator. Fitted with a range of white gloss wall and base units comprising of cupboards, drawers and quartz worktops. Central island with a single bowl sink with mixer tap and quartz top. Integral appliances include a five ring gas hob, two electric ovens and grills, two built in fridge freezers, dishwasher and wine cooler. Overhead lantern and inset ceiling spotlights.

## Lounge

12'10 x 15'5

UPVC double glazed window to the front aspect. Central heating radiator. Cast iron fireplace housing a 'real fire' with a tiled inset and hearth.

## Sitting Room

14'6 x 12'3

UPVC double glazed bay window to the front aspect. and UPVC double glazed window to the side. Cast iron fireplace housing a living flame gas fire on a tiled inset. Central heating radiator.

## Landing

Part panelled walls. Doors to all rooms. Loft access point with pull down ladder.

## Bedroom One

15'5 x 12'1

UPVC double glazed bay window to the front aspect. Feature cast iron fireplace. Central heating radiator. Picture rail



**Bedroom Two**

15'4 x 11'6

UPVC double glazed bay window to the front aspect.  
Feature cast iron fireplace. Central heating radiator.  
Picture rail

**Bedroom Three**

12'6 x 11'5

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

**Bedroom Four**

12'6 x 9'3 max

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

**En Suite**

Fitted with a three piece suite comprising of a step in shower enclosure, a wash hand basin and a low level wwc. Tiled walls with inset tiled border. Inset ceiling spotlights.

**Bathroom**

UPVC double glazed window to the side aspect.  
Fitted with a three piece suite comprising of a free standing rolltop bath with claw feet and shower attachment, a pedestal wash hand basin and a high flush wc. Radiator with heated towel rail.

**External**

At the side of the property is a garden with artificial lawn, trees and shrub displays.

At the front is a gravelled area







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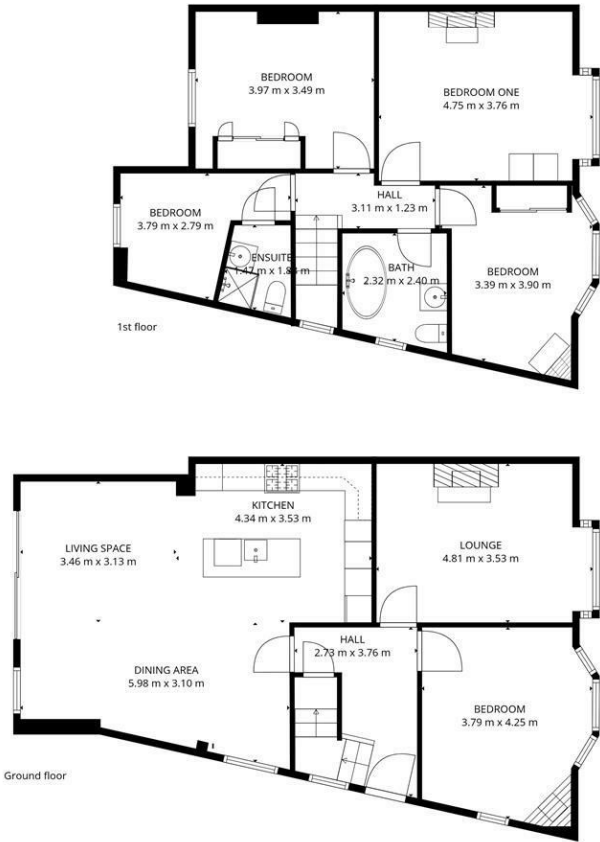
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Council Tax Band

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**TOTAL: 151 m2**  
Ground floor: 84 m2, 1st floor: 67 m2  
EXCLUDED AREAS: WALLS: 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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