

FREEHOLD



House - Detached

57 EMELIA DRIVE, PRESCOT, MERSEYSIDE, L34 1AX

Asking Price

£435,000

FEATURES

- Four bedroom detached Ex Show Home 'The Henley'
- Saturated on a large corner plot with unencumbered views
- Luxury bathroom suites with fully tiled walls
- Modern high gloss fitted kitchen
- Utility room with sink unit
- Home cinema room in converted garage with concealed lighting
- Close to Cables Retail Park and close to shops, bars and restaurants
- with Quartz countertops with Zanussi appliances
- Off road parking
- Landscaped gardens



BROOKS
ESTATE AND LETTING AGENTS LTD

4 Bedroom House - Detached located in Prescot

Entrance Hall

With stairs to first floor and doors leading too:-

Living Room

18'0" x 10'9"

with bay window to the front elevation, fitted carpet. radiator.

Cinema Room

19'4" x 10'2"

with built in cupboards and concealed lighting in ceiling, fitted carpet and radiator.

Kitchen Dining

28'10" x 11'0"

equipped with a range of contrasting high gloss white base and wall units, continuous Quartz roll edge work surfaces to returns with 1.5 bowl moulded sink unit, built in Zanussi double oven and hob with extractor hood over, integrated fridge freezer and dishwasher, Tiled flooring, spot lighting to ceiling, French doors onto rear garden and door to:-

Utility Room

7'6" x 6'0"

with wall and base unit, working surface with upstand, plumbing for washing machine and space for dryer, Tiled flooring, Single sink unit with mixer taps.

Ground Floor Cloaks

with low level WC, pedestal wash hand basin, Tiled flooring

FIRST FLOOR

Landing

With loft access, fitted carpet, radiator.

Bedroom

17'1" x 10'9"

with a range of fitted wardrobes, window to the front elevation and door to:-

En-Suite 2

comprising of a shower cubicle, pedestal wash hand basin, low level WC, heated chrome towel radiator, fully tiled walls, tiled floor, spot lighting and window to the front elevation radiator and fitted carpet.

Bedroom

12'0" x 10'9"

with window to the rear elevation, radiator and fitted carpet.

Bedroom

10'6" x 10'5"

with built in wardrobes with sliding doors, window to the rear elevation, radiator and fitted carpet.

Bedroom

15'0" x 10'5"

with window to the front elevation, radiator and fitted carpet.

Bathroom

8'6" x 6'10"

comprising of a three piece suite including panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, heated chrome towel radiator, window to the elevation, radiator and fitted carpet.

OUTSIDE

Front

Landscaped garden with off road parking for two cars.

Rear

Enclosed landscaped garden, laid to lawn with paved patio.

AGENTS NOTES

Please note that although the property is freehold, there is a service charge of £180.00 per year





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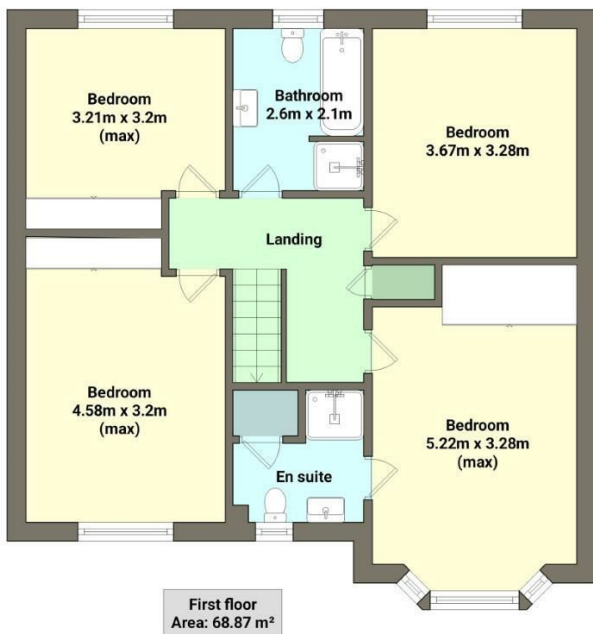
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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