



FREEHOLD

House - Detached

29 COPPERWOOD DRIVE, WHISTON, L35 3UG

Asking Price

£290,000

FEATURES

- Beautifully presented three bedroom detached property
- Situated in a popular location close to local amenities
- Entrance hall, downstairs cloaks
- Lounge, modern dining kitchen with built in appliances
- Conservatory with doors to the garden
- Gardens to the front and rear
- An en suite to the main bedroom and family bathroom
- Driveway and single garage



3 Bedroom House - Detached located in Whiston

Entrance Hall

Stairs to the first floor accommodation

Cloaks

UPVC double glazed window to the side aspect. Fitted with a two piece suite comprising of a vanity unit housing a wash hand basin and a low level wc. Central heating radiator.

Lounge

16'7 x 12'4

UPVC double glazed bow window to the front aspect. Laminate wood effect flooring. Central heating radiator. Feature mosaic tiled wall.

Dining Kitchen

24'8 x 8'9

UPVC double glazed window to the rear aspect. Patio doors to the conservatory. Fitted with a range of modern 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 an induction hob, electric oven, microwave and dishwasher. Feature brick wall. Central heating radiator. Built in storage cupboard. Inset ceiling spotlights.

Conservatory

Ceramic tiled flooring. UPVC double glazed units and french doors to the garden

Landing

Laminate wood effect flooring. Built in storage cupboard. Feature part mosaic tiled wall. Loft access point

Bedroom One

12'1 x 8'10

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator.

En Suite

UPVC double glazed window to the side aspect. Ceramic tiled flooring. 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. Heated towel rail.

Bedroom Two

10'6 x 9'3

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

Bedroom Three

7'10 x 6'9

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with shower attachment, a vanity unit housing a wash hand basin and a low level wc with concealed cistern. Tiled walls. Heated towel rail.

External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays. Gate to the front. Water supply. Security lighting.

At the front is an open plan lawn with a driveway for off road parking leading to a single integral garage



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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

