

FREEHOLD



House - Semi-Detached

14 MONTGOMERY CLOSE, WHISTON, PRESCOT, L35 3RD

Asking Price

£220,000

FEATURES

- A substantial three bedroom semi detached property
- Situated in a cul de sac location close to Whiston Village
- Good local schools, Whiston train station and motorway links nearby
- Entrance hall, lounge with feature fireplace
- Dining room with french doors to the rear garden
- Family bathroom with a four piece suite
- Three good sized bedrooms, two with fitted wardrobes
- Low maintenance rear garden, driveway for several vehicles



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3 Bedroom House - Semi-Detached located in Prescott

Entrance Porch

UPVC double glazed units and part glazed door. Laminate wood effect flooring

Entrance Hall

Laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation. Cupboard housing utility meter.

Lounge

16'6 x 11'4

UPVC double glazed window to the front aspect. Feature fireplace housing an electric fire on a marble inset and hearth. Central heating radiator. Double doors to the dining room

Dining Room

11'10 x 9'4

UPVC double glazed french doors leading to the rear garden. Central heating radiator.

Dining Kitchen

11'10 x 9'4

UPVC double glazed window to the rear aspect and part glazed door to the side. Ceramic tiled flooring. Fitted with a range of 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 gas hob, electric oven and grill and extractor hood. Tiled splashbacks. Central heating radiator. Built in storage cupboard with sliding doors

Landing

UPVC double glazed window to the side aspect. Laminate wood effect flooring. Doors to all rooms. Built in storage cupboard. Loft access point.

Bedroom One

16'6 x 9'7

UPVC double glazed window to the front aspect. Fitted wardrobes and dresser unit. Central heating radiator.

Bedroom Two

10'9 x 7'5 to wardrobes

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

Bedroom Three

7'9 x 7'4

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

Bathroom

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a four piece suite comprising of a step in shower, a panelled bath with shower attachment, a pedestal wash hand basin and a low level wc. Tiled walls. Built in storage cupboard

External

At the rear of the property is a paved garden with raised beds and shrub displays. At the side is a paved driveway leading to a single detached garage. Coach lamp At the front is a driveway for several vehicles with a gravelled area

Description

Spacious Three-Bedroom Semi-Detached Family Home | Cul-de-Sac Location | Detached Garage | Driveway Parking | Walking Distance to Whiston Village & Train Station

A substantial three-bedroom semi-detached family home, ideally positioned within a popular cul-de-sac and offering spacious accommodation, excellent parking and a detached garage.

This well-proportioned property is ideally located for access to a range of local amenities and transport links, with Whiston Village, local schools and Whiston Train Station all within easy walking distance. Excellent motorway connections

are also nearby, making the property particularly convenient for commuters.

Upon entering, the welcoming entrance hall leads through to a spacious lounge featuring an attractive fireplace, creating a pleasant focal point to the room. There is a separate dining room providing an ideal space for family meals and entertaining, together with a fitted kitchen incorporating a range of built-in appliances.

To the first floor are three well-sized bedrooms, offering versatile accommodation for a growing family, guests or those requiring a home office. The family bathroom is particularly well appointed and benefits from a four-piece suite.

Externally, the property continues to impress with a low-maintenance rear garden, providing an excellent outdoor space without the extensive upkeep. To the front is a substantial driveway offering parking for several vehicles and leading to a detached single garage, providing useful additional storage and parking.

Overall, this is a spacious and well-positioned family home offering excellent accommodation in a convenient residential location. Properties of this size and with this combination of parking, garage and location are rarely available for long.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

EPC GRADE: G





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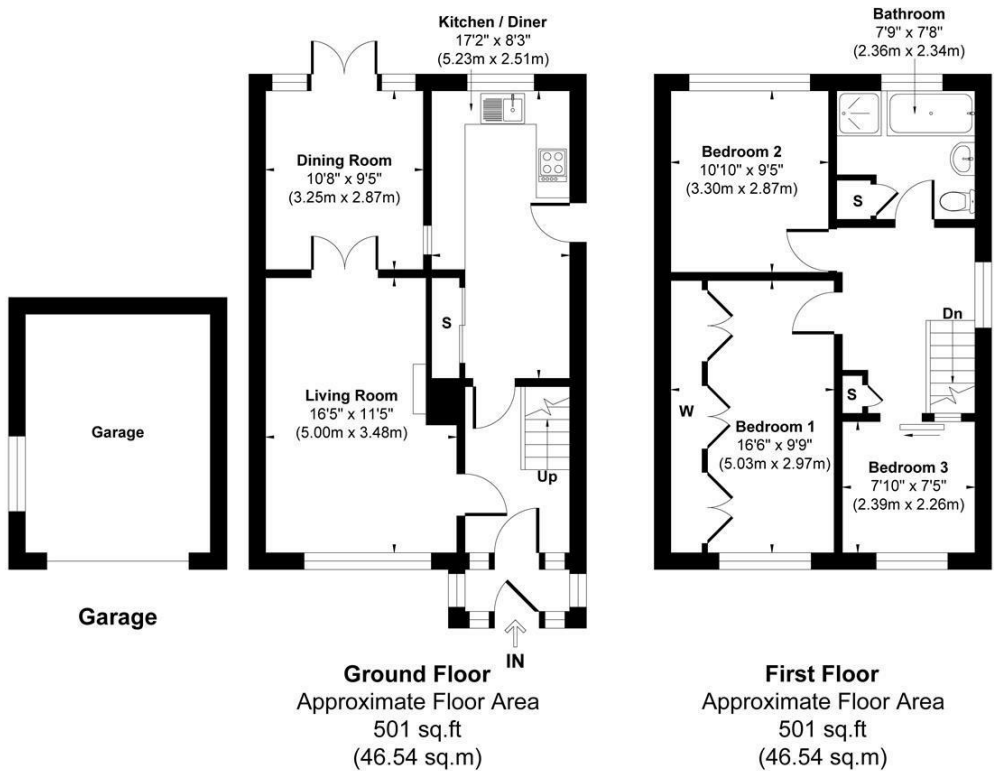
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Council Tax Band

B



Approx. Gross Internal Floor Area 1002 sq. ft / 93.08 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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		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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