



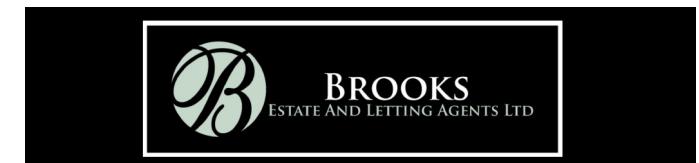
Maisonette

**36 MOLYNEUX  
DRIVE, PRESCOT,  
MERSEYSIDE, L35  
5DY**

Per Calendar Month  
**£950 Per**

#### FEATURES

- Large three bedroom maisonette close to local amenities
- Recently refurbished to a high standard
- Three good sized bedrooms
- Close to local shops, schools and transport links
- Balcony for outdoor seating
- An early viewing is advised



# 3 Bedroom Maisonette located in Prescot

## Entrance Hall

Built in storage cupboard. Newly carpeted. Stairs to the first floor

## Lounge

21'7 x 11'4

Three UPVC double glazed windows to the front aspect. Two central heating radiators. Feature fire surround with a marble hearth. Storage into the alcoves. Coved ceiling.

## Kitchen

11'4 x 10'7

UPVC double glazed window to the rear aspect and part glazed door leading to the balcony. Grey laminate wood effect flooring. Fitted with a range of grey gloss 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 electric hob, electric oven, stainless steel extractor hood and a free standing fridge and washing machine. Granite tiled splashbacks. Understairs storage cupboard. Column radiator.

## Landing

Large UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Built in storage cupboard.

## Bedroom One

12'5 x 12'0

Two UPVC double glazed windows to the front aspect. Grey laminate wood effect flooring. Tiled fireplace. Central heating radiator.

## Bedroom Two

12'0 x 10'4

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

## Bedroom Three

9'8 x 7'0

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

## Wet Room

UPVC double glazed window to the front aspect. Non slip flooring. Fitted with an overhead shower and a wash hand basin. Heated towel rail. Tiled walls. Xpelair fan.

## WC

UPVC double glazed window to the rear aspect. Grey laminate wood effect flooring. Fitted with a low level wc with concealed cistern.

## External

At the rear of the property is a balcony for outdoor seating



Call us on

**0151 329 3313**

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[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**A**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 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.

