

FREEHOLD



House - End Terrace

41 BRETHERTON ROAD, PRESCOT, L34 2TB

Asking Price

£150,000

FEATURES

- A lovely two bedroom end of terrace property
- Situated close to excellent local schools
- Prescot town centre and public transport links
- Entrance hall, lounge with feature fireplace
- Newly fitted kitchen with quality wall and base units
- New fitted carpets in bedrooms
- Newly fitted white bathroom suite
- Gardens to the front and rear
- Offered with No Onward Chain
- An early viewing is advised



2 Bedroom House - End Terrace located in Prescott

Entrance Hall

UPVC part glazed front door. Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator.

Lounge

19'3 x 12'3

UPVC double glazed windows to the front and rear aspects. Laminate wood effect flooring. Two central heating radiators. Feature fireplace on a marble inset and hearth.

Kitchen

10'2 x 7'4

UPVC double glazed window to the rear and UPVC part glazed door. Newly fitted 'cashmere' wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink with mixer tap. Free standing gas cooker and free standing fridge freezer. Newly fitted vinyl flooring

Landing

Single glazed window to the side aspect. Doors to all rooms. Newly fitted grey carpet

Bedroom One

15'2 x 8'8

UPVC double glazed window to the front aspect. Central heating radiator. Built in storage cupboard. Newly fitted grey carpet

Bedroom Two

10'8 x 10'3

UPVC double glazed window to the rear aspect. Central heating radiator. Built in airing cupboard. Newly fitted grey carpet

Bathroom

UPVC double glazed window to the rear aspect. Newly fitted three piece suite comprising of a panelled bath, pedestal wash hand basin and a low level wc. New vinyl flooring. Tiled walls. Central heating radiator

External

At the rear of the property is a paved garden. Brick built Garden shed (needs some repair.)

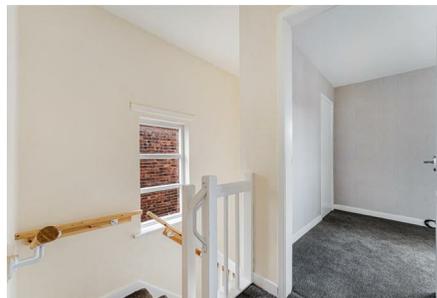
At the front is a garden with shrub displays and hedge borders.



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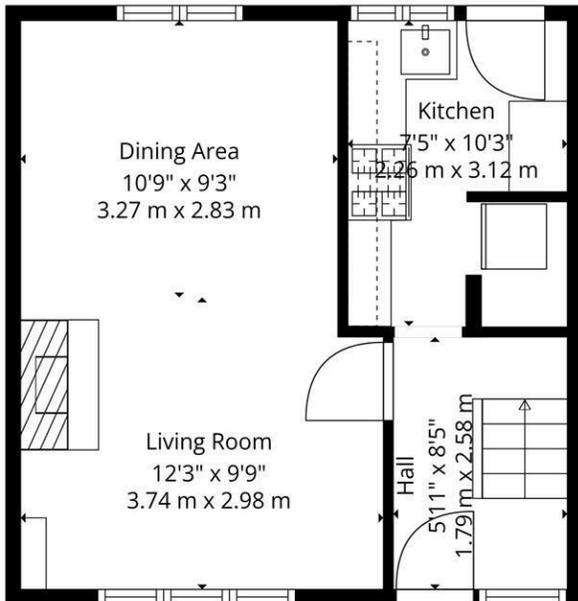
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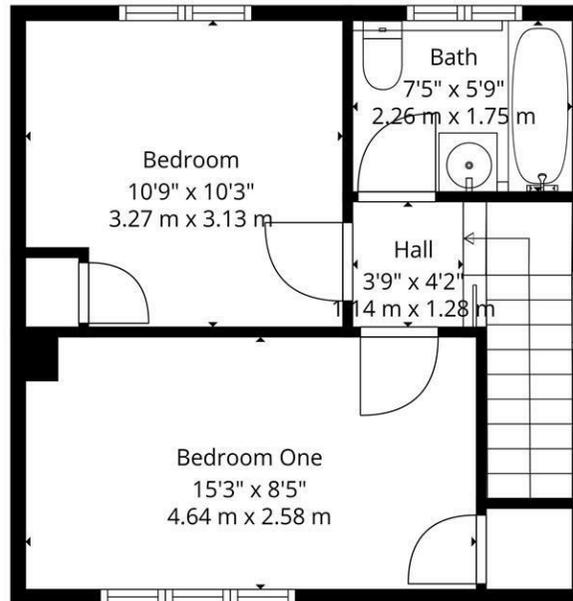
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Council Tax Band

A



Ground Floor



1st Floor

Total: 704 sq. Ft, 66 m2
Ground Floor: 352 sq. Ft, 33 M2, 1st Floor: 352 sq. Ft, 33 m2
Excluded Areas: Walls: 63 sq. Ft, 5 m2

Created By Sonia Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

