



FREEHOLD

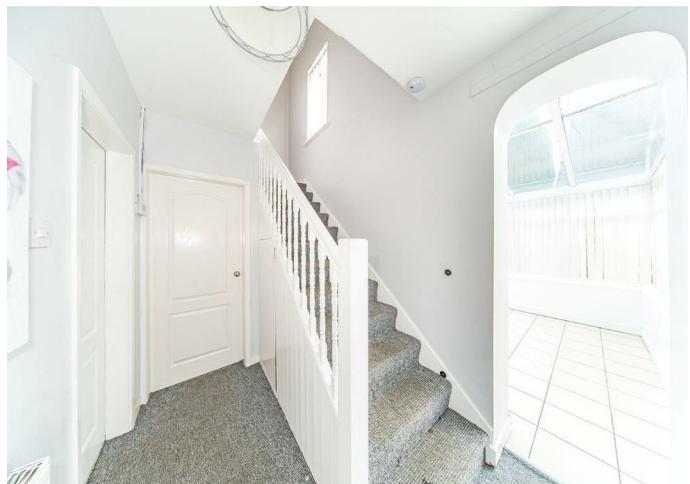
House - End Terrace

**85 BRETHERTON
ROAD, PRESCOT,
L34 2TE**

Offers Over
£105,000

FEATURES

- Cash buyers only
- Close to excellent schools, shops and transport
- Open plan fitted kitchen to a conservatory
- Large rear garden, parking bays in the road
- An early viewing is advised
- Situated in a cul de sac location
- Entrance hall, lounge, morning room links
- Family bathroom with a three piece suite
- An ideal first time buyers home



2 Bedroom House - End Terrace located in Prescot

*** Cash buyers only *** Nestled on Bretherton Road in the charming town of Prescot, this delightful two-bedroom end-terrace house offers a perfect blend of comfort and convenience. Built in 1950, the property spans an impressive 947 square feet and is ideally located within walking distance of excellent local schools, shops, and the vibrant Prescot town centre, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The lounge provides a cosy space for relaxation, while the morning room offers a bright and airy atmosphere, perfect for enjoying your morning coffee. The fitted kitchen, which seamlessly connects to a conservatory, creates an ideal setting for entertaining or family gatherings.

The first floor features two well-proportioned bedrooms, providing ample space for rest and relaxation. A family bathroom completes the upper level, ensuring convenience for all residents.

Outside, the property boasts a generous rear garden, complete with a paved seating area and a lush lawn, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a paved side area and a front garden with a pathway, enhancing the property's curb appeal. Parking bays are available nearby for added convenience.



Call us on

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Council Tax Band

A

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		78	60
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.

