

FREEHOLD



House - Semi-Detached

# 46 CUMBER LANE, WHISTON, MERSEYSIDE, L35 2XQ

Asking Price

# £150,000

## FEATURES

- A lovely two bedroom semi detached property
- Within walking distance to Whiston Hospital
- Close to local schools, shops and transport links
- Entrance hall, lounge and dining kitchen with french doors
- Two good sized bedrooms
- Shower room with a three piece suite
- Large rear garden with patio, lawn and garden shed
- Driveway at the front for several vehicles
- Offered with no onward chain
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 2 Bedroom House - Semi-Detached located in Whiston

A lovely two bedroom semi detached property situated within walking distance to Whiston Hospital, local schools and transport links. The accommodation briefly comprises of entrance hall, lounge and dining kitchen with french doors to the garden. On the first floor are two good sized bedrooms and a shower room with a three piece suite. The property has a large rear garden with patio and lawn and at the front is a double driveway. Offered with no onward chain. An ideal first time buyers home. EPC GRADE: D

Call us on

**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

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

**Council Tax Band**

**A**



**Ground floor**  
Area: 28.53 m<sup>2</sup>



**First floor**  
Area: 28.67 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

