

LEASEHOLD

House - Terraced

**63 ALBANY ROAD,  
PRESCOT, L34 2SD**

Asking Price

**£135,000**

### FEATURES

- Two bedroom mid terraced property in excellent condition
- Close to Prescot town centre, schools and transport links
- Lounge, dining room with french doors to the rear
- Fitted kitchen with grey gloss units and built in appliances
- Ground floor bathroom with a modern white suite
- Two double bedrooms
- Rear yard with paved seating area
- Small garden at the front with artificial lawn



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 2 Bedroom House - Terraced located in Prescot

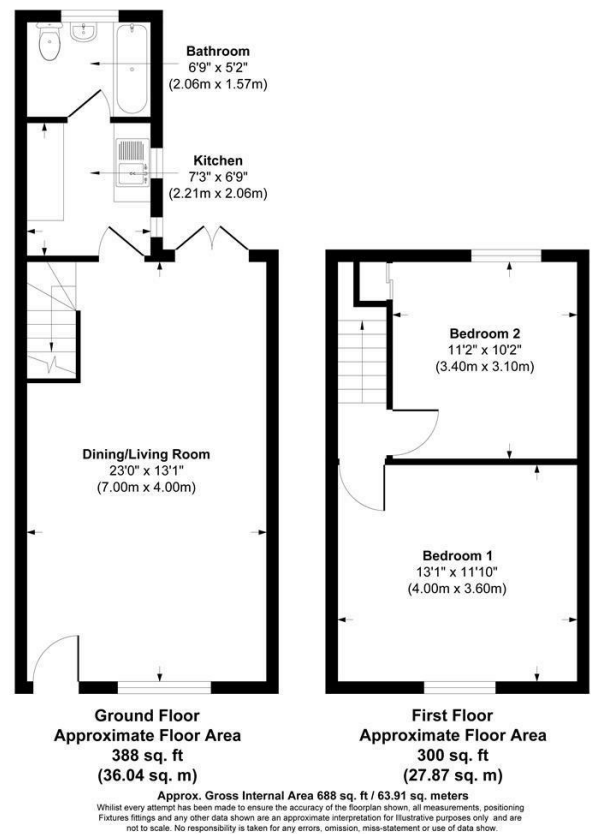
A well-presented two-bedroom, garden-fronted mid-terrace property, ideally located within walking distance of Prescot town centre, local schools, shops, and excellent transport links.

The spacious accommodation briefly comprises a welcoming lounge, a separate dining room featuring French doors opening onto the rear yard, and a modern fitted kitchen with stylish grey gloss units and integrated appliances. Completing the ground floor is a contemporary bathroom fitted with a modern three-piece suite.

To the first floor are two generous double bedrooms, offering comfortable and versatile living space.

Externally, the property benefits from a private rear yard with a paved seating area and outside lighting, ideal for outdoor entertaining. To the front is a low-maintenance garden with artificial grass, enhancing the property's kerb appeal.

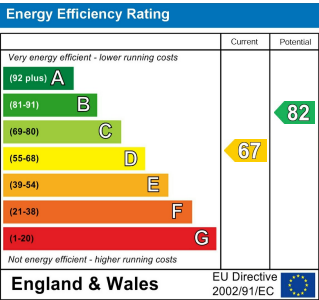
An ideal purchase for first-time buyers or investors alike. Early viewing is highly recommended to appreciate what this lovely home has to offer.



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Council Tax Band

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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.

