

LEASEHOLD



House - Semi-Detached

157 CROSS LANE, PRESCOT, L35 5DT

Asking Price

£180,000

FEATURES

- Two bedroom semi detached property
- Entrance porch, entrance hall, lounge, sitting room
- Rear porch and downstairs cloaks
- Garden at the rear with seating areas, lawn and garden shed
- Situated close to Prescot retail park and transport links
- Fitted kitchen with built in appliances
- Family shower room
- Front driveway for off road parking



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom House - Semi-Detached located in Prescot

Entrance Porch

UPVC double glazed units and part glazed door. Ceramic tiled flooring

Entrance Hall

Grey laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation.

Lounge

15'1 x 12'6

UPVC double glazed bay window to the front aspect. Grey laminate wood effect flooring. Feature fireplace housing a gas fire on a marble inset and hearth. Central heating radiator. Picture rail.

Sitting Room

14'9 x 10'5

UPVC double glazed window to the side aspect. Grey laminate wood effect flooring. Central heating radiator. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Understairs storage cupboard. Picture rail.

Kitchen

13'6 max x 10'1

UPVC double glazed window to the rear aspect and part glazed door. Porcelain tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, gas double oven, microwave and extractor hood. Brick effect tiled splashbacks. Central heating radiator.

Cloaks

UPVC double glazed window to the side aspect. Porcelain tiled flooring. Fitted with a low level wc. Part tiled walls.

Landing

Doors to all rooms. Loft access point

Bedroom One

15'0 x 10'9

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Picture rail.

Bedroom Two

13'8 x 9'2 max

UPVC double glazed window to the rear aspect. Central heating radiator. Picture rail.

Bathroom

UPVC double glazed window to the rear aspect. Non slip flooring. Fitted with a walk in 1/2 bath with overhead shower, a pedestal wash hand basin and a low level wc. Tiled walls. Central heating radiator. Built in storage cupboard.

External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub borders. Further seating area. Garden shed. Water supply. Security lighting. Gate to the front.

The front is paved for off road parking

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 999 years from 15th November 1933 and the ground rent is £2 per year



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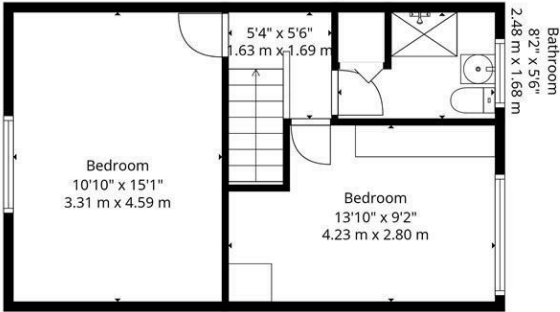
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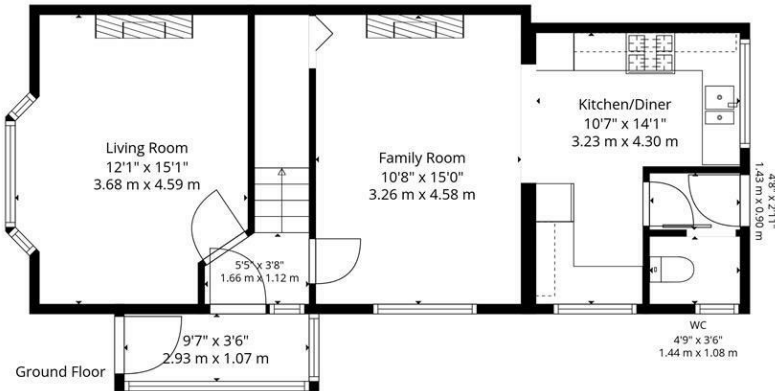
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Council Tax Band

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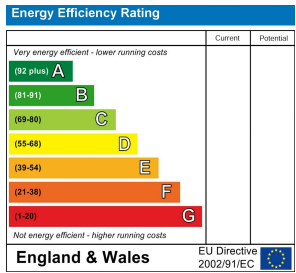


1st Floor



Ground Floor

Total: 924 sq. Ft, 86 m2
Ground Floor: 547 sq. Ft, 51 M2, 1st Floor: 377 sq. Ft, 35 m2
Excluded Areas: " ": 34 sq. Ft, 3 M2, Walls: 102 sq. Ft, 10 m2
Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

