

FREEHOLD



House - End Terrace

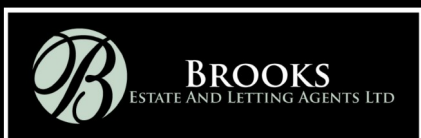
42 BERRYWOOD DRIVE, WHISTON, PRESCOT, L35 3UQ

Offers Over

£200,000

FEATURES

- Three bedroom end terrace family home
- Modern fitted kitchen
- First floor family bathroom with luxury suite
- Conservatory
- Large rear garden
- Off road parking
- Modern kitchen with built in appliances
- Cul de sac location



3 Bedroom House - End Terrace located in Prescot

Conveniently in the charming area of Whiston, Prescot, this delightful semi-detached house on Berrywood Drive offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms and a modern bathroom, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by an inviting entrance hall featuring laminate tile effect flooring and a central heating radiator, setting a warm tone for the home. The spacious lounge, measuring 15' 9" x 10' 4", boasts a lovely UPVC double glazed bow window that fills the room with natural light. A feature fireplace with a coal effect electric fire adds a touch of elegance, making it a perfect spot for relaxation.

The dining kitchen, measuring 13' 9" x 9' 3", is well-equipped with a range of wall and base units, complemented by contrasting work surfaces. It includes a 1 1/2 bowl sink unit and is plumbed for an automatic washing machine, making it both functional and stylish. The adjoining conservatory, with its UPVC double glazed French doors, offers additional living space and a serene view of the garden.

Upstairs, the landing provides access to all rooms, including the generously sized bedrooms. The master bedroom features two double glazed windows and built-in storage, while the second and third bedrooms are perfect for children or guests. The modern bathroom is fitted with a 'P' shaped bath, overhead shower, and a sleek vanity unit, ensuring a contemporary feel.

Externally, the property boasts a well-maintained garden laid to lawn at the rear, ideal for outdoor activities, along with a paved area and garden shed to the side. The front of the house features a driveway for off-road parking, adding to the convenience of this lovely home.

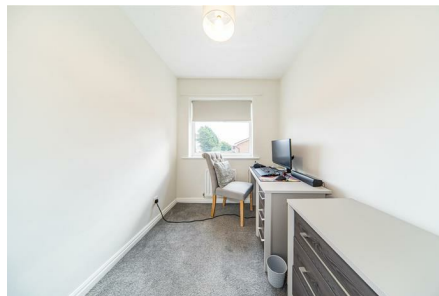
This property is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with easy access to local amenities. Don't miss the chance to make this charming house your new home.



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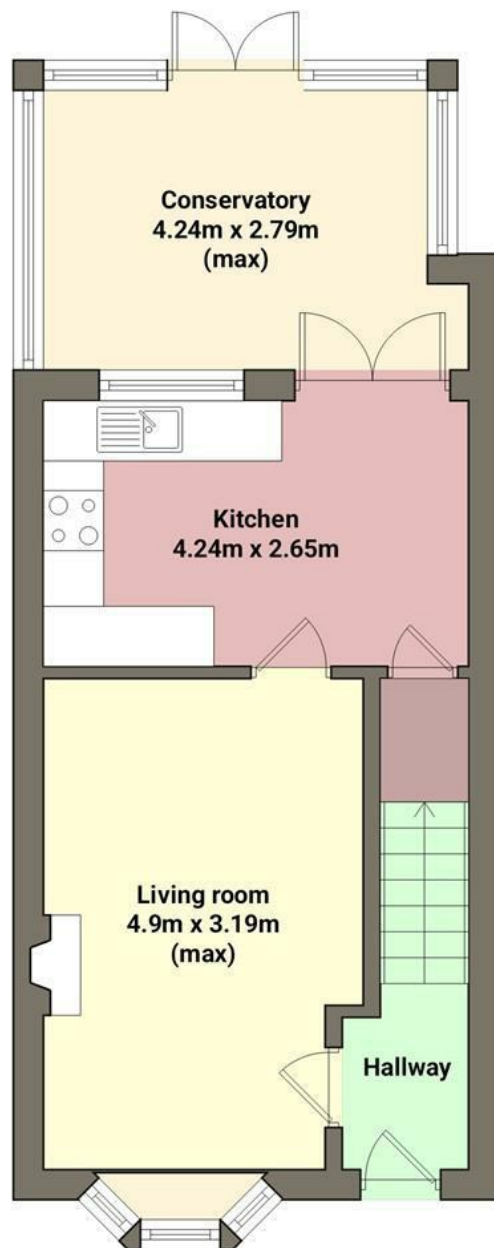
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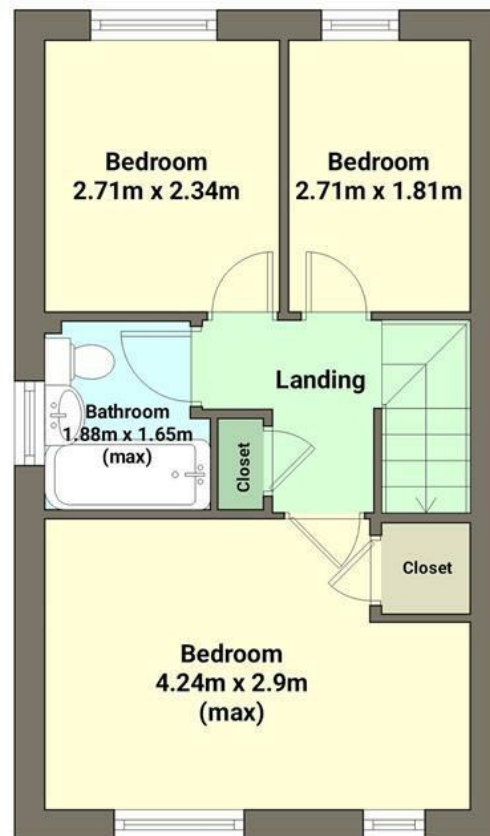
prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band



Ground floor
Area: 42.17 m²



First floor
Area: 31.03 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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