

FREEHOLD



House - Semi-Detached

# 16 ASH GROVE, PRESCOT, L35 5BD

Asking Price

## £250,000

### FEATURES

- A substantial three bedroom semi detached property
- Entrance hall, lounge with feature fireplace and sitting room with log burner
- Modern family bathroom with a three piece suite
- Driveway at the front for several vehicles
- Situated within walking distance of shops and Whiston Hospital
- Large conservatory and fitted kitchen with built in appliances
- Garden at the rear and converted garage with utility room and cloaks
- We recommend an early viewing



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ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescott

## Entrance Hall

Herringbone luxury vinyl tiled flooring. Central heating radiator. Stairs to the first floor. Modern staircase with stainless steel spindles. Panelled walls. Understairs storage cupboard

## Lounge

12'11 x 12'9

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Picture rail. Ceiling moldings and ceiling rose.

## Sitting Room

12'11 x 12'9

UPVC double glazed french doors leading to the conservatory. Log burning stove on a slate hearth with a rustic wooden mantle over. Central heating radiator. Coved ceiling

## Conservatory

17'2 x 9'4

UPVC double glazed units and french doors to the garden. Central heating radiator. UPVC panelled ceiling and inset spotlights.

## Kitchen

10'10 x 6'8

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include an induction hob and an electric double oven. Tiled walls. UPVC panelled ceiling with inset spotlights.

## Landing

UPVC double glazed window to the side aspect. Doors to all rooms.

## Bedroom One

13'5 x 11'9

UPVC double glazed bay window to the front aspect. Laminate wood effect flooring. Central heating radiator. Built in storage cupboard. Picture rail.

## Bedroom Two

13'5 x 10'0

UPVC double glazed window to the rear aspect. Fitted 'Hammonds' wardrobes into the alcoves. Central heating radiator. Loft access point with pull down ladder. We are informed by the seller that the loft is boarded and has spotlights.

## Bedroom Three

10'2 x 7'4

UPVC double glazed window to the rear aspect. Central heating radiator. Coved ceiling

## Bathroom

UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising of a panelled bath with overhead waterfall shower and glass screen, a wash hand basin with mixer tap and a low level wc. Heated towel rail. UPVC panelled ceiling with inset spotlights.

## External

At the rear of the property is a gravelled area with an artificial lawn and shrub displays. Security lighting.

The garage has been converted and can be utilised with many uses. Two UPVC double glazed windows, rubber tiled flooring Electric power sockets and lighting and a utility area and downstairs cloak.

The front has off road parking for several vehicles.



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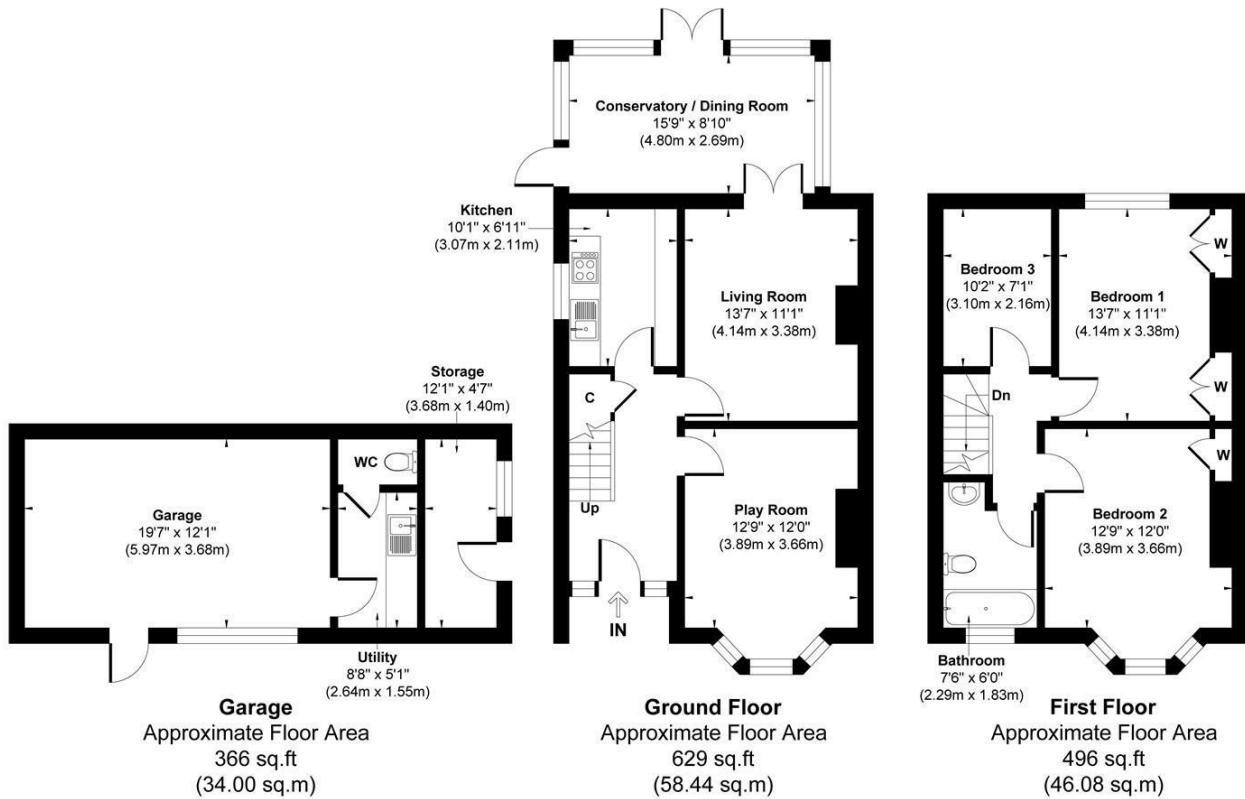
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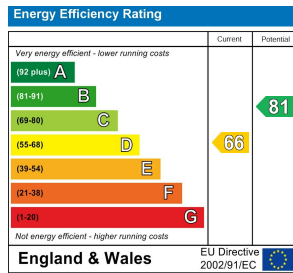
Council Tax Band

**C**



**Approx. Gross Internal Floor Area 1491 sq. ft / 138.52 sq. m (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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