

FREEHOLD



House - Semi-Detached

**52 ST. JAMES ROAD,  
PRESCOT,  
MERSEYSIDE, L34  
2SJ**

Guide Price

**£213,000**

### FEATURES

- Well presented three bedroom semi detached property
- Entrance hall, lounge and sitting room
- Modern family bathroom
- Driveway and single garage
- Situated close to excellent schools and transport routes
- L shaped kitchen with built in appliances
- Gardens to the front and rear
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescot

A well presented three bedroom extended semi detached property situated within walking distance of Prescot town centre, excellent local schools and transport links. An early viewing is advised. EPC GRADE: D

Call us on

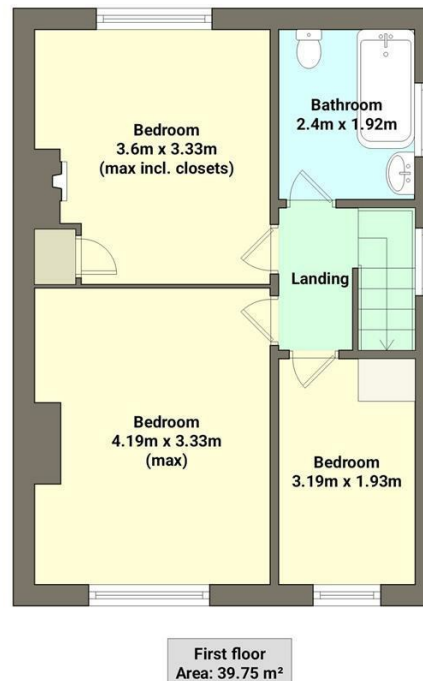
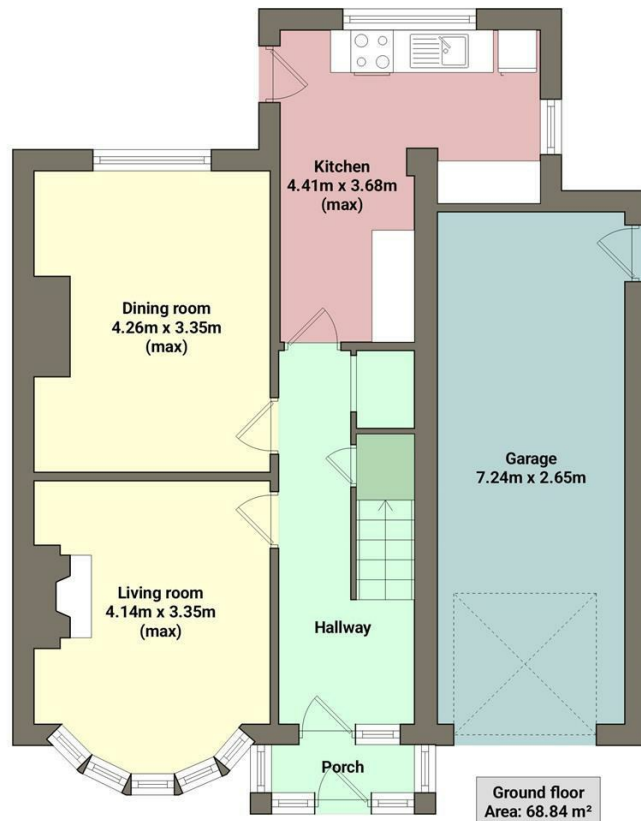
**0151 329 3313**

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

Council Tax Band

**C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

