



Flat

**7A HOSTOCK CLOSE,  
WHISTON, PRESCOT,  
MERSEYSIDE, L35  
3JX**

Asking Price

**£60,000**

#### FEATURES

- One bedroom first floor flat
- Situated in Whiston Village and close to schools, shops and transport links
- Entrance hall, lounge/dining room
- Fitted kitchen and family bathroom
- Communal gardens, parking spaces and intercom system
- Ideal Investment or first time purchase
- Offered with No Onward Chain
- An early viewing is advised



# 1 Bedroom Flat located in Prescot

A well-presented one-bedroom first floor flat, ideally located within walking distance of local shops, reputable schools, and excellent public transport links, including Whiston Train Station and nearby motorway access. Whiston Hospital is also conveniently close.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining room, a fitted kitchen complete with gas cooker, a bathroom with a modern three-piece suite, and a generously sized bedroom.

Additional benefits include communal gardens, allocated parking spaces, and a secure intercom system.

This property would make an ideal first-time purchase or a strong addition to a landlord's investment portfolio.

EPC Rating: C

Call us on

**0151 329 3313**

**prescot@brooksestateandlettings.co.uk**  
**www.brooksestateandlettings.co.uk**

**Council Tax Band**

**A**

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   | 79                      | 79  |
| (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.

