



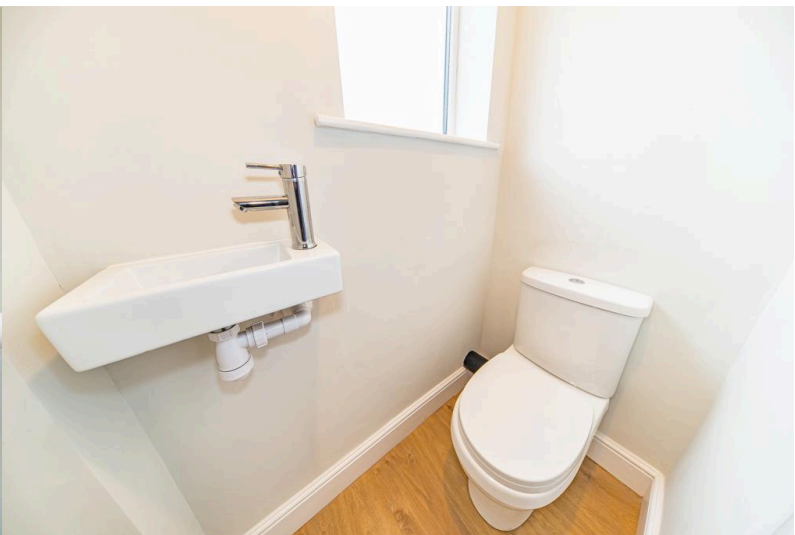
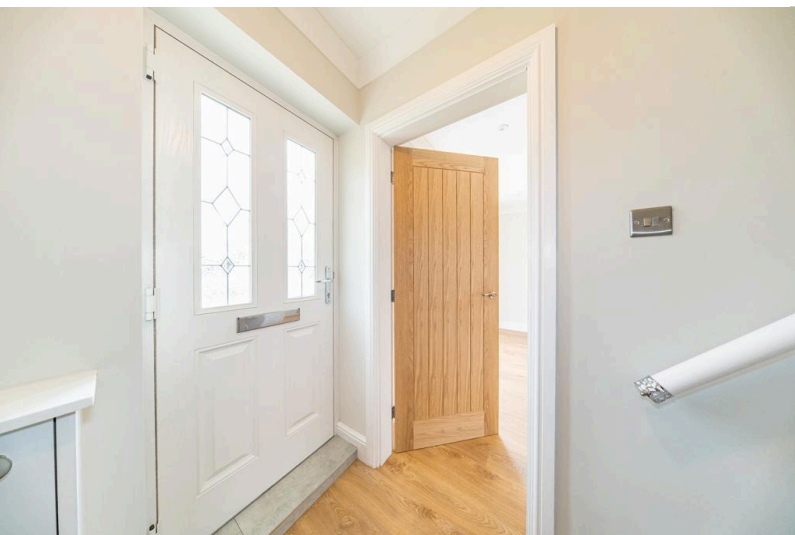
St. James Road, Prescot, Merseyside

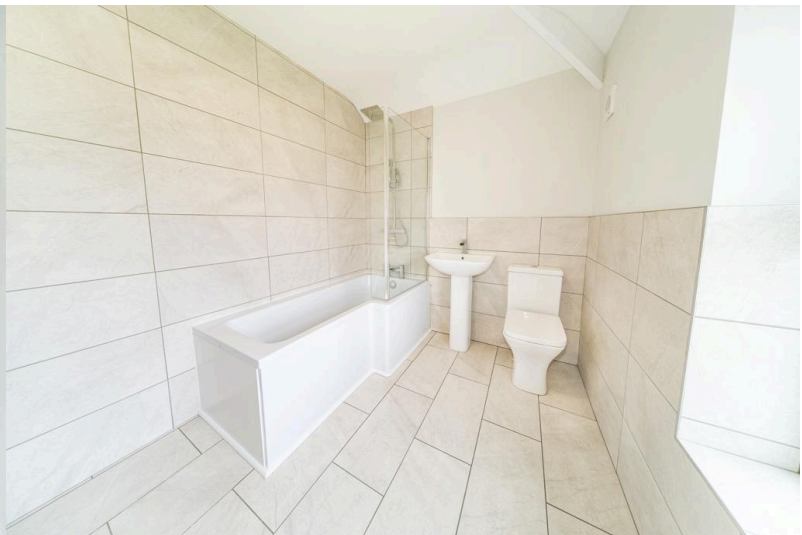
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Asking Price £250,000

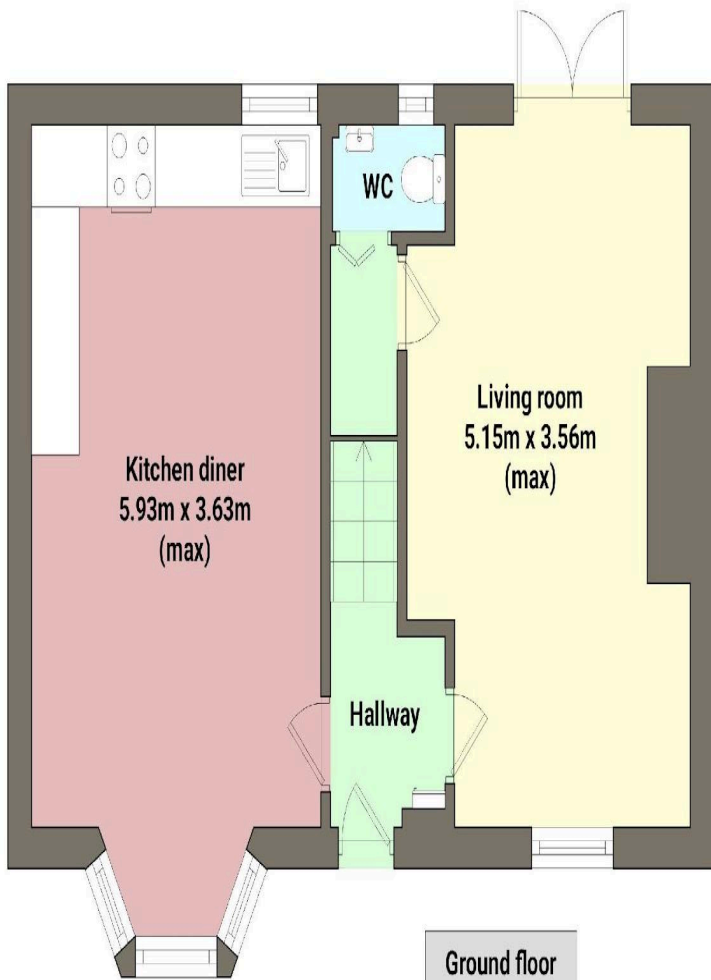


Brooks Estate and Letting Agents are excited to present this exceptional three bedroom semi-detached cottage style property situated in a much sought after and prevalent residential location. Recently refurbished to a superb standard, the property has been finished with oak veneer doors, brushed chrome handles, brushed chrome switches and sockets and beautiful Quartz worktops. The property briefly comprises of an entrance hall, open plan kitchen diner and lounge with french doors leading to the garden. The kitchen also includes brand new quality cashmere shaker style doors, highly attractive Quartz worktops, a brand new oven, hob and extractor fan. This property also boasts three newly refurbished bedrooms and a family bathroom. Externally there is a driveway and garden to the front of the property and a large garden to the rear. Close to excellent transport links and local schools. EPC GRADE: G Entrance Hall Quality laminate wood effect flooring. Cupboard housing utility meters. Central heating radiator. Stairs to the first floor accommodation with newly laid good quality carpet. Coved ceiling. Lounge 16'9 x 11'7 UPVC double glazed window to the front aspect and UPVC double glazed french doors leading to the rear garden. Quality laminate wood effect flooring. Central heating radiator. Oak veneer internal doors. Coved ceiling. Cloaks UPVC double glazed window to the rear aspect. Quality laminate wood effect flooring. Fitted with a white two piece suite comprising of a wash hand basin with a mixer tap and a low level wc. Coved ceiling. Kitchen/Family Room 19'4 x 11'9 UPVC double glazed bay window to the front aspect. Quality laminate wood effect flooring. Fitted with a range of cashmere shaker style wall and base units comprising of cupboards, drawers and contrasting quartz work surfaces with matching upstands and splashback. A 1 1/2 bowl sink unit with mixer tap and salad washer. Integral appliances include a gas hob, electric oven and stainless steel extractor canopy. Central heating radiator. Coved ceiling. Inset ceiling spotlights. Landing UPVC double glazed window to the rear aspect. Newly laid carpeted flooring. Oak internal doors. Central heating radiator. Loft access point. Bedroom One 14'9 x 9'3 Two UPVC double glazed windows to the front aspect. Built in storage cupboard. Newly laid carpeted flooring. Central heating radiator. Bedroom Two 11'9 x 9'4 UPVC double glazed window to the front aspect. Built in storage cupboard housing brand new Worcester boiler. Newly laid carpeted flooring. Central heating radiator. Bedroom Three 8'7 x 7'3 UPVC double glazed window to the rear aspect. Newly laid carpeted flooring. Central heating radiator. Bathroom UPVC double glazed window to the rear aspect. ceramic tiled flooring. Part tiled walls. Fitted with a white three piece suite comprising of a Venice L shaped panelled bath with overhead waterfall shower and glass screen, a pedestal wash hand basin with waterfall tap and a low level wc. Heated towel rail. Xpelair fan. External At the rear of the property is a paved patio area and a large garden laid to lawn. At the front is a lawned garden with a driveway for off road parking. AGENTS NOTES - Please note that this property is owned by a relative of an employee of Brooks Estate and Letting Agents

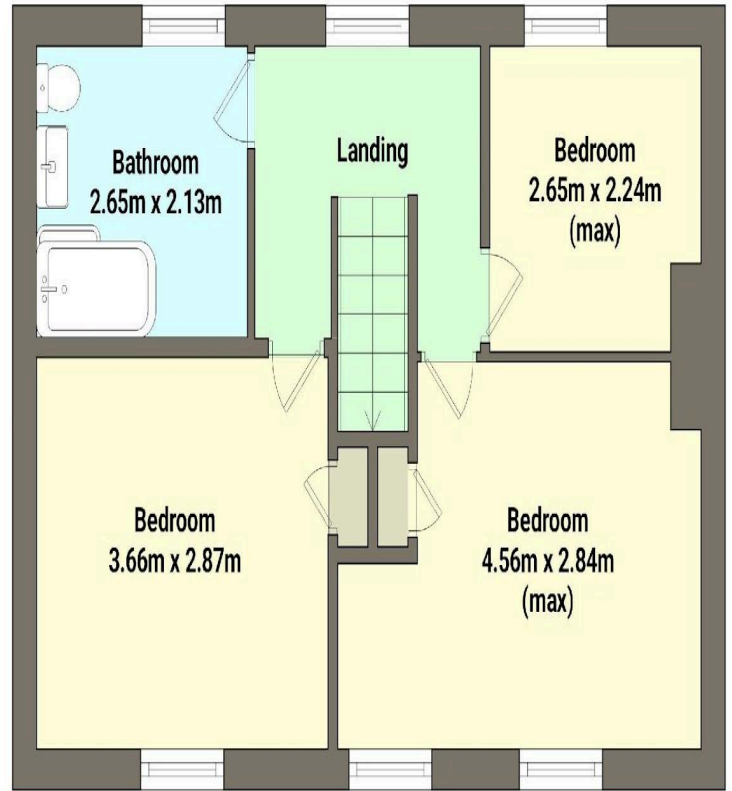




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Ground floor  
Area: 41.33 m<sup>2</sup>



First floor  
Area: 40.28 m<sup>2</sup>

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	17	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Monday-Friday 9am-5pm and Saturday 9am- 2pm

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