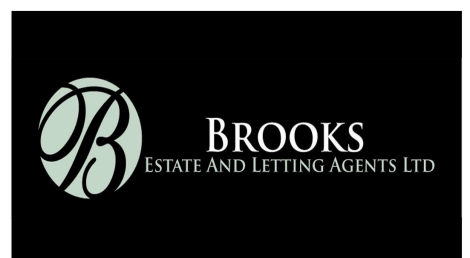




Poplar Grove, Prescot, Merseyside

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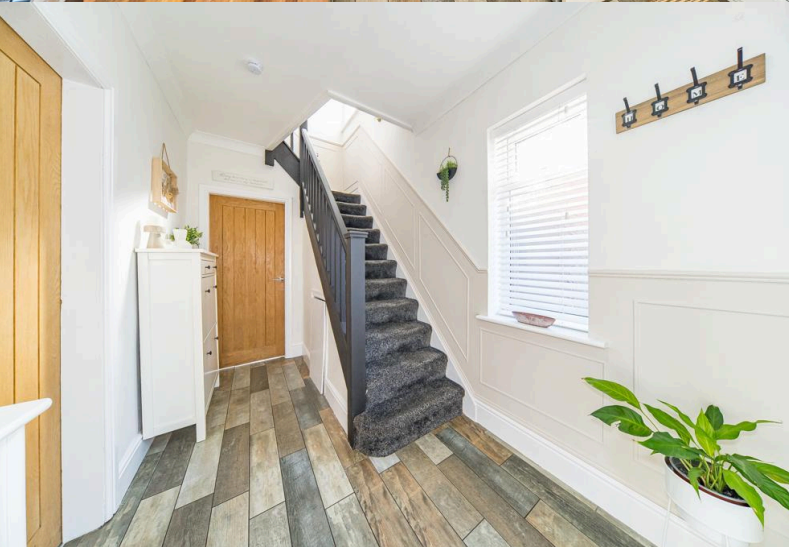
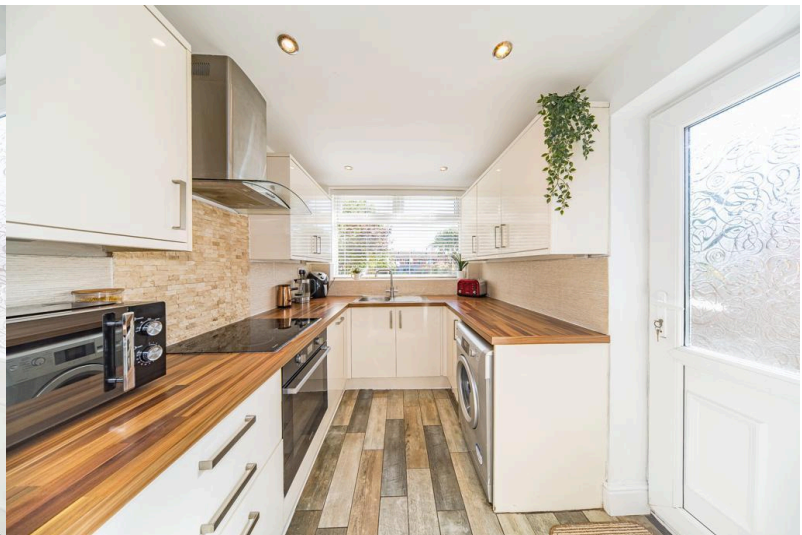
Asking Price £215,000

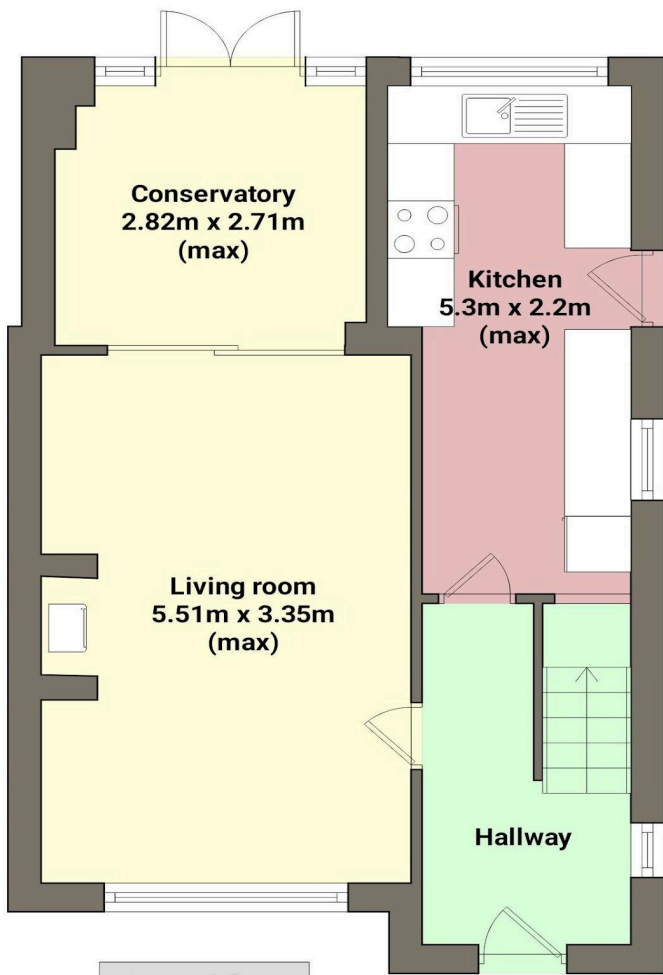


A beautifully presented three bedroom semi detached property situated in a popular location and close to Whiston Hospital, local shops, schools and transport routes. The accommodation briefly comprises of entrance hall, lounge/dining room with feature fireplace and log burner, orangery and a fitted kitchen with built in appliances. On the first floor are three good sized bedrooms and a modern family bathroom. The property has a garden at the rear with lawn, patio area and pergola. The front has a paved driveway. An early viewing is advised. EPC GRADE: D

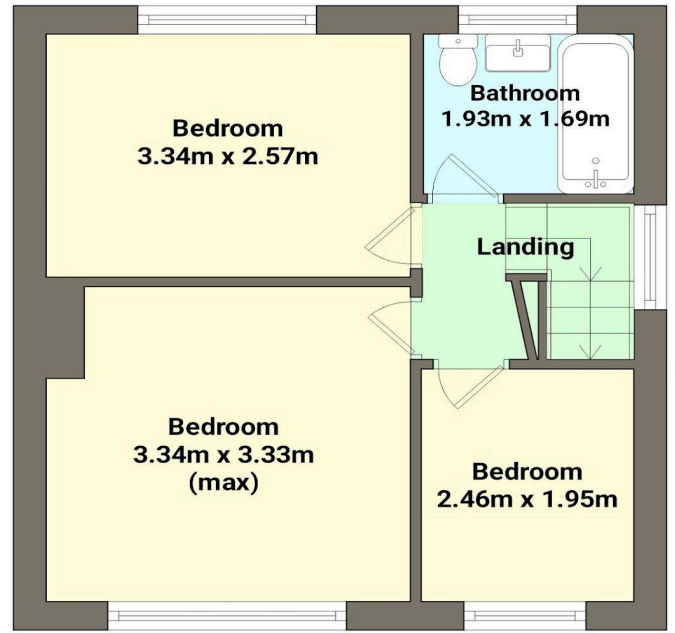
Entrance Hall UPVC double glazed window to the side aspect. Ceramic tiled flooring. Central heating radiator with decorative cover. Stairs to the first floor accommodation. Lounge/Dining Room 18'1 x 11'0 UPVC double glazed window to the front aspect and UPVC double glazed sliding doors to the orangery. Grey laminate wood effect flooring. Feature fireplace housing a log burning stove on a slate hearth. Central heating radiator. Orangery 9'3 x 9'0 French doors leading to the garden. Laminate wood effect flooring. Column radiator. Fitted for wall lights. Kitchen 17'3 x 7'1 UPVC double glazed windows to the side and rear aspects. Ceramic tiled flooring. Breakfast bar. 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 electric hob, electric oven, extractor hood and dishwasher. Landing Doors to all rooms Bedroom One 11'0 x 10'8 UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Bedroom Two 10'8 x 8'4 UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator. Bedroom Three 8'2 x 6'4 UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Bathroom UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a 'P' shaped panelled bath with overhead shower and glass screen, a vanity unit housing a wash hand basin with mixer tap and a low level wc. Heated towel rail. External At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays and mature trees. Pergola with seating area. Garden shed. At the front is a paved driveway for off road parking







Ground floor
Area: 43.17 m²



First floor
Area: 30.63 m²

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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