



Vining Road, Prescot, Merseyside

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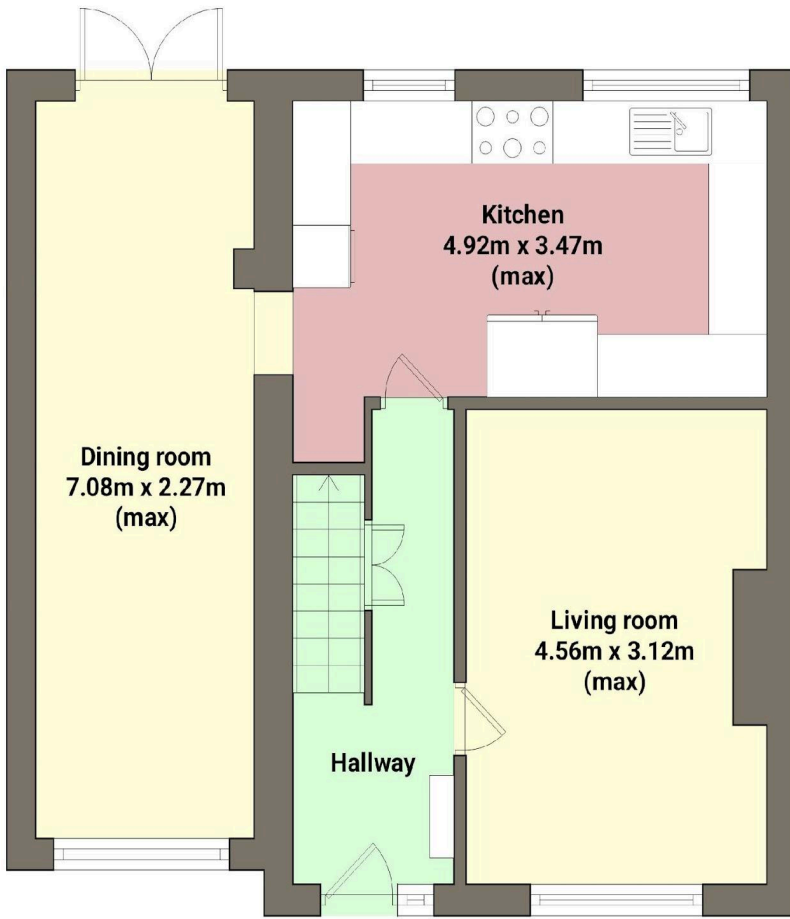
Asking Price £270,000



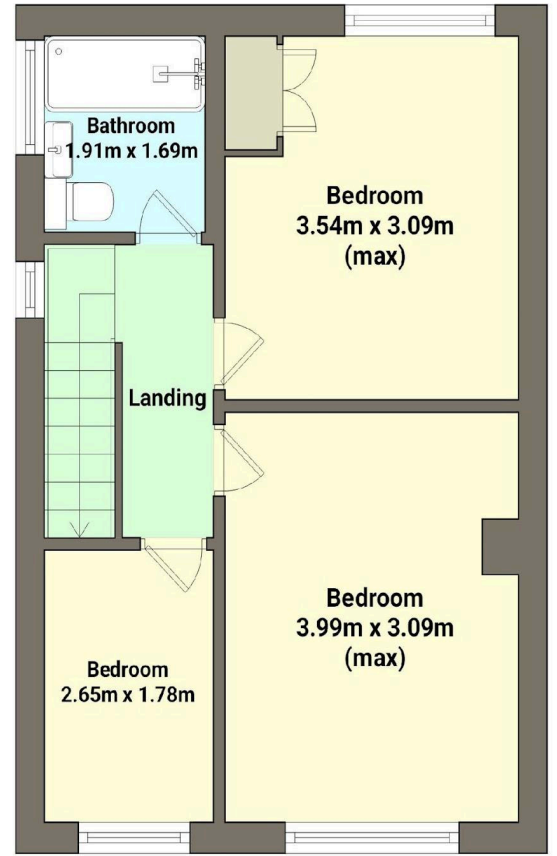
Beautifully presented three bedroom extended semi detached property situated in a sought after location. Close to local shops, excellent schools, public transport routes and within a short walk to Whiston Hospital. The spacious accommodation briefly comprises of entrance hall, lounge, modern kitchen with high gloss units and built in appliances and a sun lounge with french doors to the garden. On the first floor are three good sized bedrooms and a modern shower room with a three piece suite. Externally the rear garden has a paved patio area with an artificial lawn, garden shed and outside sockets. The front has a driveway for off road parking for several vehicles. An early viewing is advised. EPC GRADE: Entrance Hall Ceramic tiled flooring. Column radiator. Composite front door. Understairs storage cupboard. Stairs to the first floor accommodation. Lounge 15'7 x 10'3 UPVC double glazed window to the front aspect. Laminate wood effect flooring. Column radiator. 'Versace' wallpaper. Kitchen 16'0 x 9'3 Two UPVC double glazed windows to the rear aspect. LVT 'Click' flooring. Fitted with a range of grey gloss 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 a five ring gas hob with extractor canopy, electric oven, washing machine and dishwasher. Tiled splashbacks. Sun Lounge 24'10 x 7'5 UPVC double glazed window to the front aspect. UPVC double glazed french doors leading to the garden. Two central heating radiators with decorative covers. 'Versace' wallpaper. Landing UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point. Bedroom One 13'0 x 10'1 UPVC double glazed window to the front aspect. Column radiator. Bedroom Two 11'7 x 10'1 UPVC double glazed window to the rear aspect. Built in airing cupboard. Central heating radiator. Bedroom Three 8'9 x 5'10 UPVC double glazed window to the front aspect. Central heating radiator. Shower Room UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a double step in shower enclosure, a vanity unit housing a wash hand basin with mixer tap and a low level wc with concealed cistern. External At the rear of the property is a porcelain tiled patio area with an artificial lawn and further seating.. Pergola. Garden shed. Electric sockets. Water supply and security lighting (ring cameras). At the front is a driveway for several vehicles.







Ground floor
Area: 51.23 m²



First floor
Area: 35.97 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		73	83
(55-68) D			
(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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