



Hayes Avenue, Prescot, Merseyside

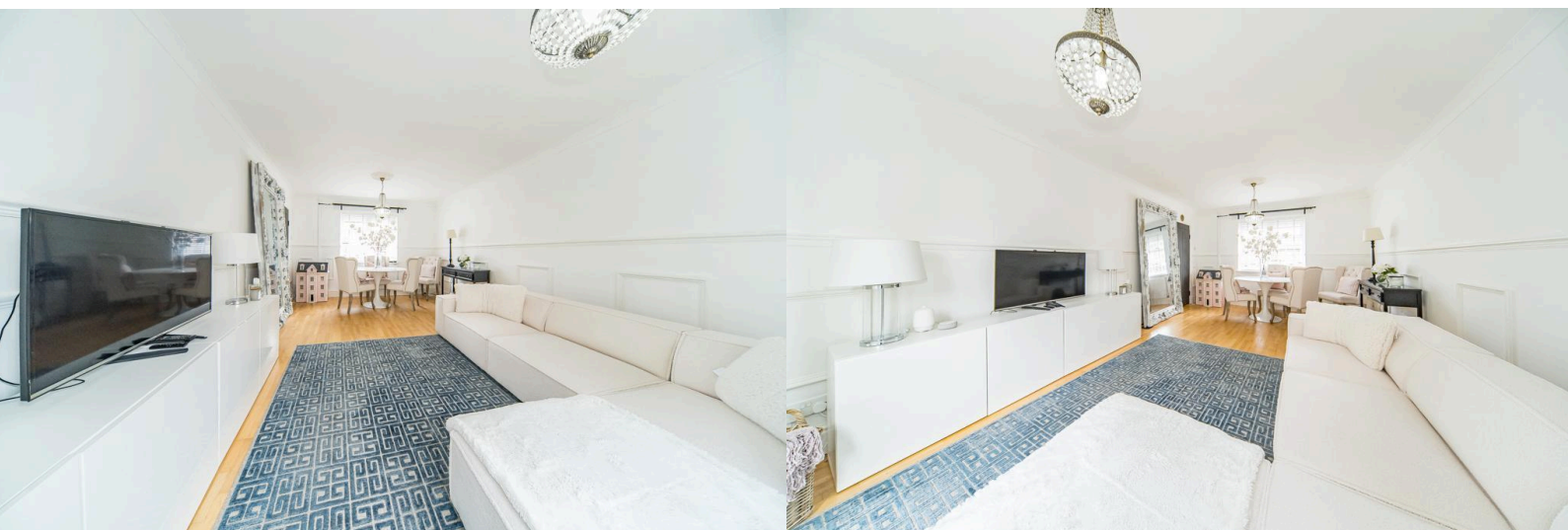
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Asking Price £160,000

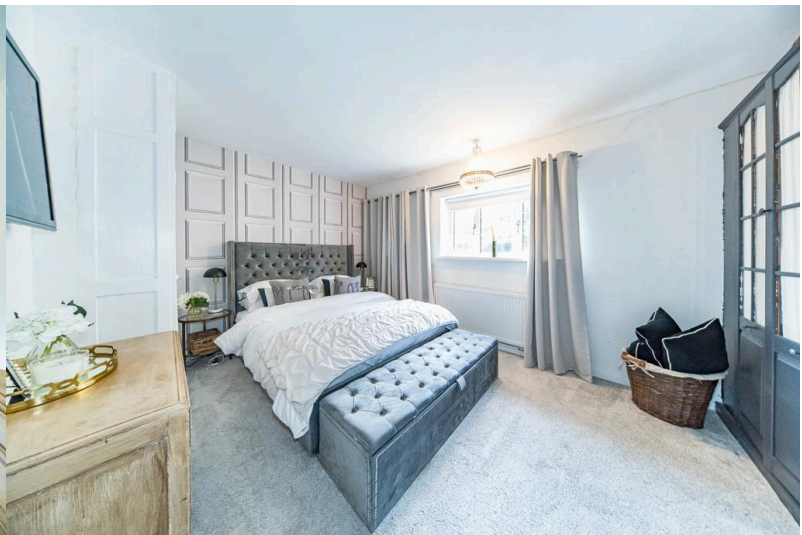
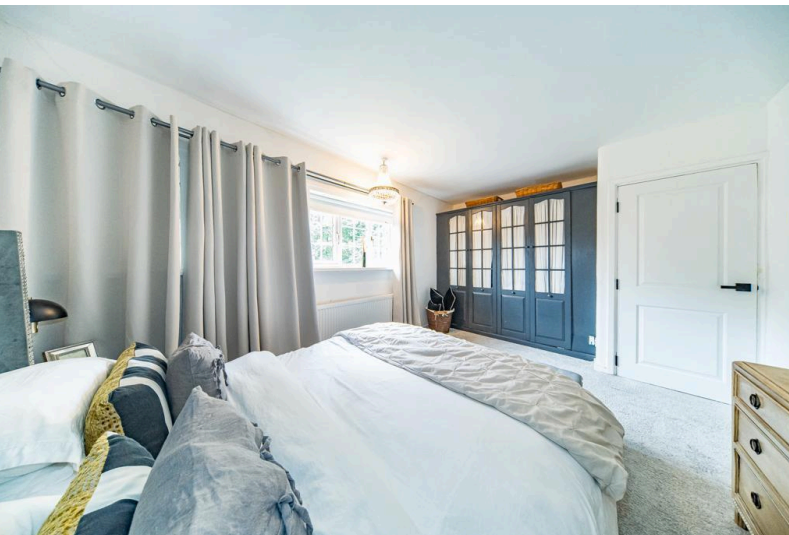




A well presented and spacious three bedroom mid terraced property. Situated within walking distance to Whiston Hospital, local shops, schools and with easy access to transport links. The accommodation briefly comprises of entrance hall, lounge/dining room with french doors to the garden and a fitted kitchen with built in appliances. On the first floor are three bedrooms and a family bathroom with a modern three piece suite. There is a large rear garden with decked seating and pergola. The front has a driveway for two vehicles. An early viewing is advised. EPC GRADE: C Entrance Hall Solid wood flooring. Stairs to the first floor accommodation. Understairs storage cupboard. Central heating radiator. Coved ceiling. Lounge/Dining Room 19'11 x 11'10 UPVC double glazed window to the front aspect and UPVC double glazed french doors to the rear garden. Solid wood flooring. Part panelled walls. Central heating radiator. Coved ceiling. Kitchen 9'10 x 9'3 UPVC double glazed window to the rear aspect and part glazed door. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven and stainless steel extractor canopy. Plumbed for an automatic washing machine and American style fridge freezer. Tiled splashbacks. Panelled ceiling. Landing Doors to all rooms. Built in storage cupboard. Loft access point. Bedroom One 13'4 x 10'5 Two UPVC double glazed windows to the rear aspect. Built in storage cupboard and fitted wardrobes. Central heating radiator. Bedroom Two 11'10 x 9'1 UPVC double glazed window to the front aspect. Central heating radiator. Built in storage cupboard. Bedroom Three 9'0 UPVC double glazed window to the front aspect. Central heating radiator. Bathroom UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with shower attachment and glass screen, a vanity unit housing a wash hand basin and a low level wc. Part tiled walls. Central heating radiator. Inset ceiling spotlights. External At the rear of the property is a decked seating area and a garden laid to lawn with shrub borders. A further decked seating area with pergola over. Gate to the side. Water supply. At the front is a driveway for off road parking.



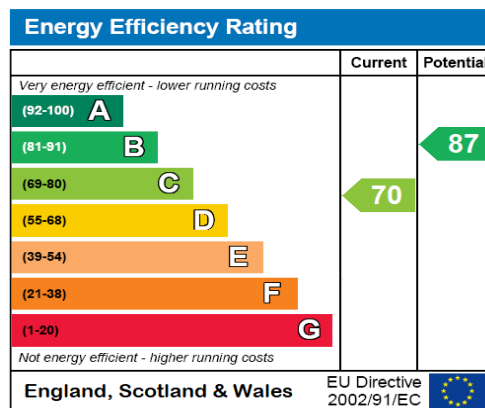




# FloorplanUrl

## 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.



## 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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