

Ash Grove, Prescot, Merseyside

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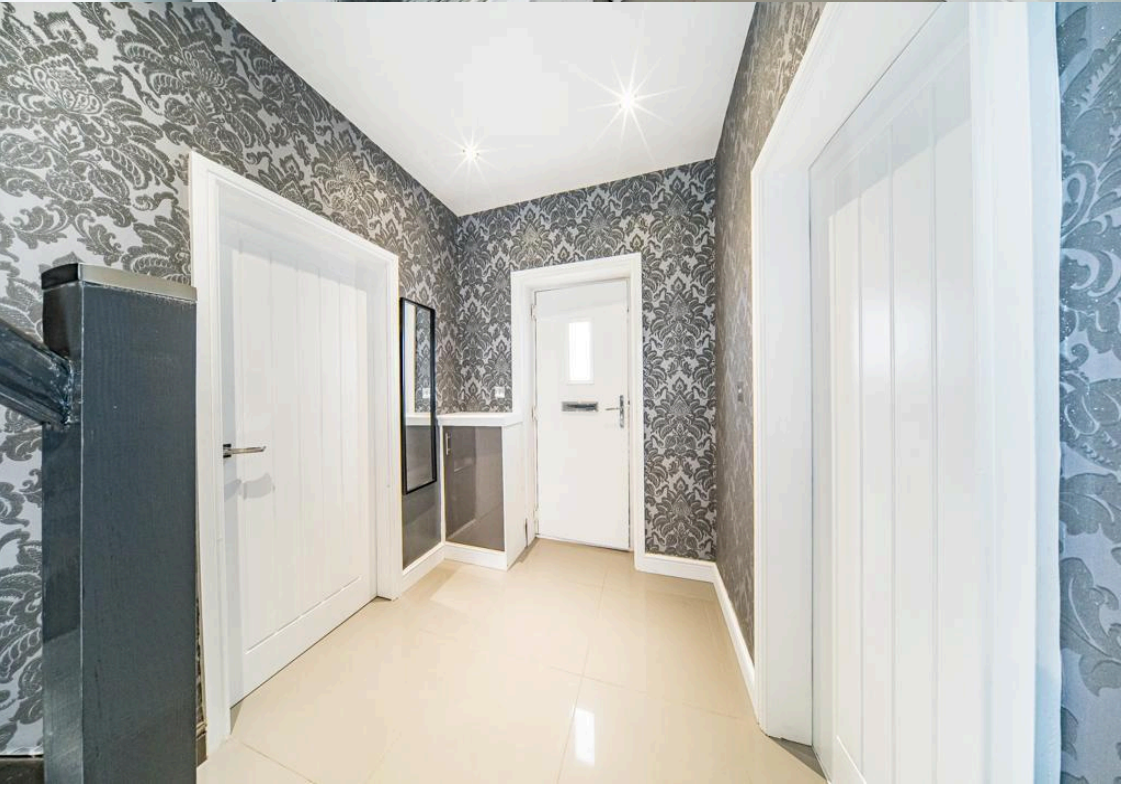
Asking Price £220,000

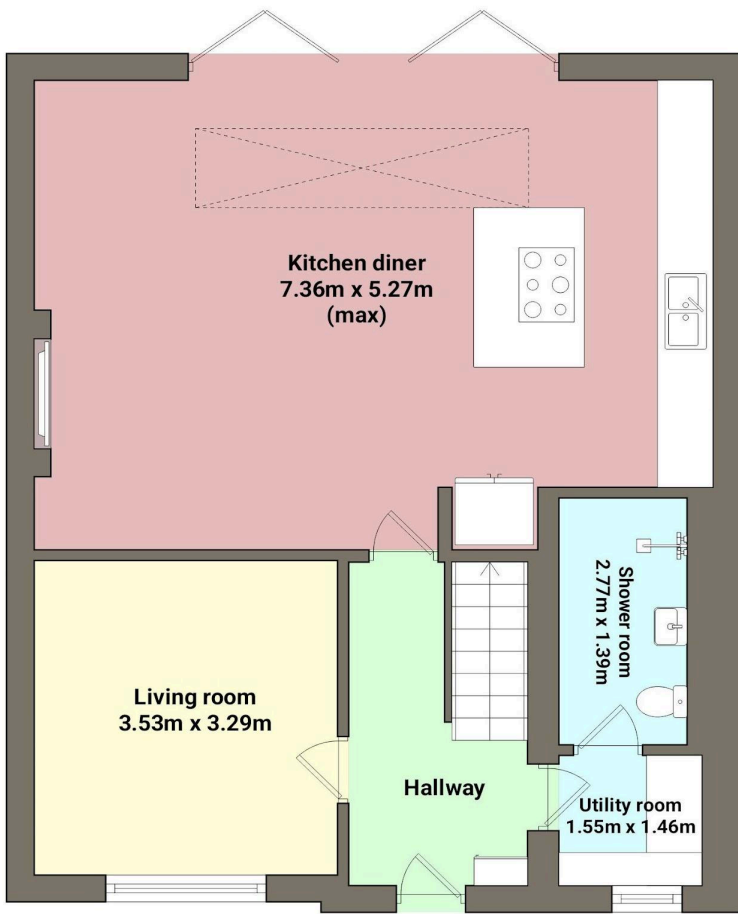


A beautifully presented and extended three bedroom semi detached property. Situated close to Whiston Hospital, Prescott train station, local schools, shops and transport links. The spacious accommodation briefly comprises of entrance hall, sitting room, large family/dining/kitchen with built in appliances and quartz work surfaces. Utility room and ground floor shower room with Monsoon shower. On the first floor are three good sized bedrooms and a family bathroom. A rear garden with lawn and decking and a driveway for several vehicles. An early viewing is advised. EPC GRADE: C Entrance Hall Porcelain tiled flooring. Central heating radiator. Cupboard housing utility meter. Stairs to the first floor accommodation. Sitting Room 11'7 x 10'9 UPVC double glazed window to the front aspect. Grey carpet. Family/Dining/Kitchen 24'2 x 18'1 UPVC double glazed bi folding doors to the rear garden. Porcelain tiled flooring. Fitted with a range of grey gloss wall and base units comprising of cupboards, drawers and quartz work surfaces and incorporating a double bowl sink with instant boil tap. Central island with quartz worktop housing an induction hob, electric oven and 'Elica' floating extractor hood. Other integrated appliances include a dishwasher. Space for a fridge freezer. Two column radiators. Lanterned ceiling and inset ceiling spotlights. Utility Porcelain tiled flooring. Plumbed for an automatic washing machine and space for a tumble dryer. White gloss wall units. Shower Room Ceramic tiled flooring. Fitted with a three piece suite comprising of a 'Monsoon' shower, a wash hand basin with mixer tap and a low level wc. Heated towel rail. UPVC panelled ceiling with inset spotlights. Landing UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point. Bedroom One 10'11 x 10'10 UPVC double glazed window to the front aspect. Wooden flooring. Central heating radiator. Bedroom Two 10'11 x 8'5 UPVC double glazed window to the rear aspect. Wooden flooring. Central heating radiator. Bedroom Three 7'10 x 6'6 UPVC double glazed window to the front aspect. Wooden flooring. Central heating radiator. Bathroom UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a white gloss vanity unit housing a wash hand basin with waterfall tap and a low level wc. Tiled walls. Heated towel rail. UPVC panelled ceiling with inset spotlights. External At the rear of the property is a decked seating area with a lawned garden. At the front is parking for several vehicles.









Ground floor
Area: 62 m²



First floor
Area: 31.31 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 | | 85 |
| (69-80) C | 71 | |
| (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.



0151 329 3313



35 Eccleston Street, Prescot, Merseyside, L34 5QA



prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk



OPENING HOURS

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

