



Houghton Street, Prescot, Merseyside

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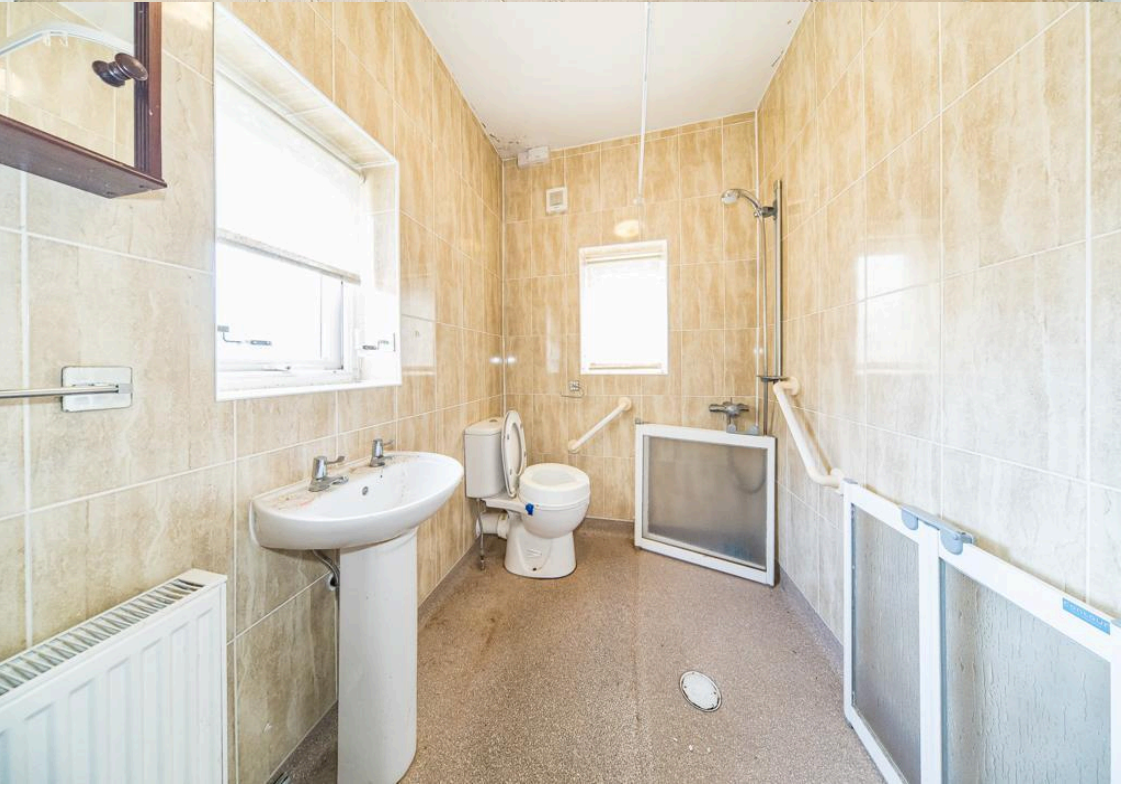
Asking Price £80,000

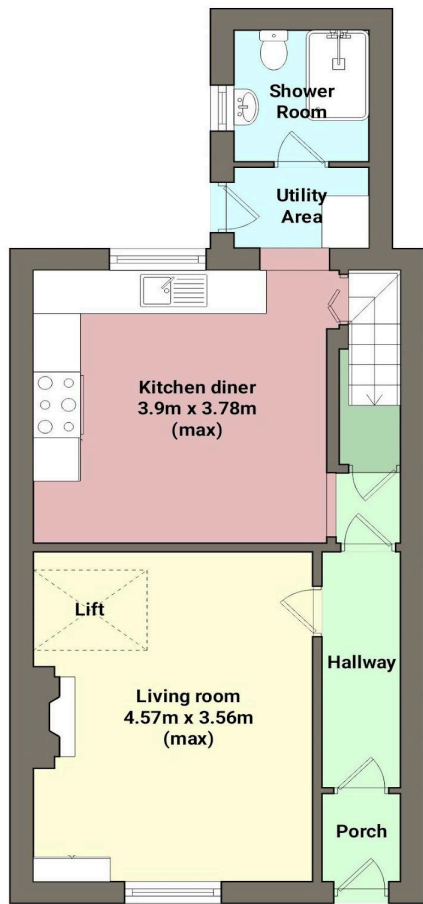


In need of a full refurbishment programme, this three bedroom, three storey terraced property situated within walking distance to Prescot town centre, retail park, public transport routes and local schools. On the ground floor is a lounge, dining kitchen and shower room. On the first floor are two bedrooms with a further wet room and the third floor has a good sized bedroom. At the rear is a garden with a garden shed. We recommend an early viewing. EPC GRADE: E Entrance Vestibule Part tiled walls. Part glazed door to the hall. Entrance Hall Parquet flooring. Central heating radiator. Lounge 14'11 x 11'8 UPVC double glazed window to the front aspect. Feature fireplace housing a living flame gas fire. Laminate wood effect flooring. Central heating radiator. Coved ceiling. Ceiling rose. Dining Kitchen 12'3 x 12'2 UPVC double glazed window to the rear aspect. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a single bowl sink unit. Space for a range cooker. Extractor hood. Tiled splashbacks. Understairs storage. Stairs to the first floor accommodation. Inner Hallway UPVC part glazed door to the side. Ceramic tiled flooring. Shower Room UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a step in shower enclosure, a wash hand basin and a low level wc. Part tiled walls. Xpelair fan. Landing Doors to all rooms. Stairs to the second floor Bedroom One 15'5 x 14'11 UPVC double glazed window to the front aspect. Built in storage cupboard. Central heating radiator. Coved ceiling. Bedroom Two 12'4 x 10'0 UPVC double glazed window to the rear aspect. Central heating radiator. Wet Room UPVC double glazed windows to the rear and side aspects. Non slip flooring. Fitted with a low level wc, a pedestal wash hand basin and shower. Central heating radiator. Tiled walls. Built in storage cupboard. Xpelair fan. Second floor bedroom 14'7 x 9'6 Velux window. Central heating radiator. External At the rear of the property is an enclosed garden with a garden shed.

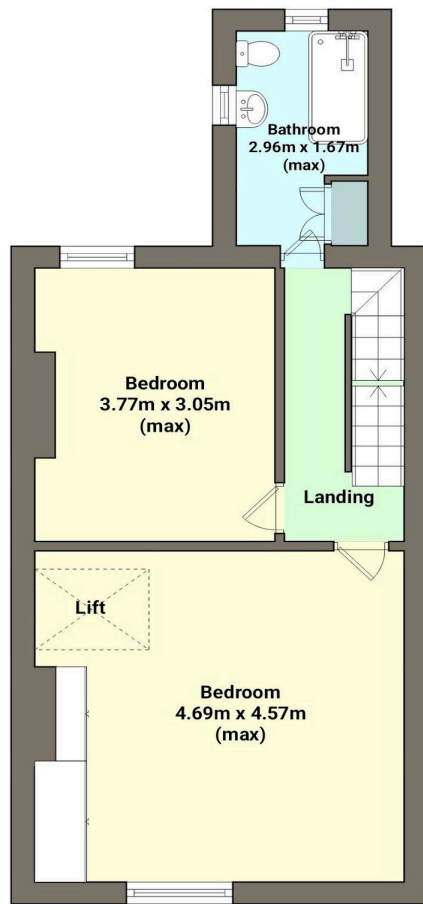




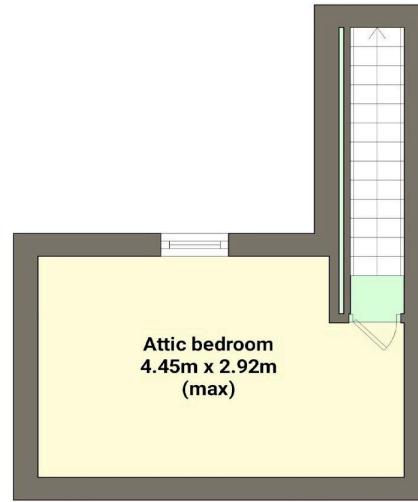




Ground floor
Area: 42.54 m²



First floor
Area: 42.73 m²



Second floor
Area: 12.19 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		80
(55-68) D		
(39-54) E	51	
(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.



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OPENING HOURS

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

