



Cross Lane, Prescot, Merseyside

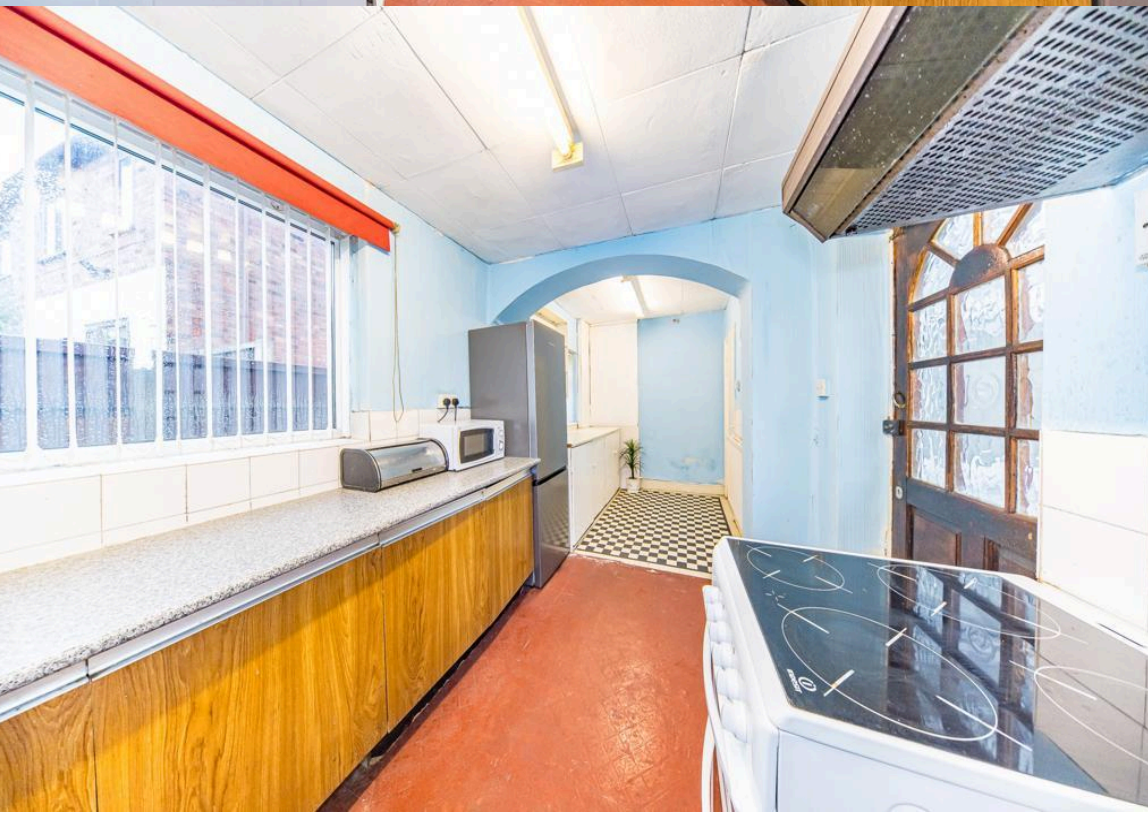
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Asking Price £160,000

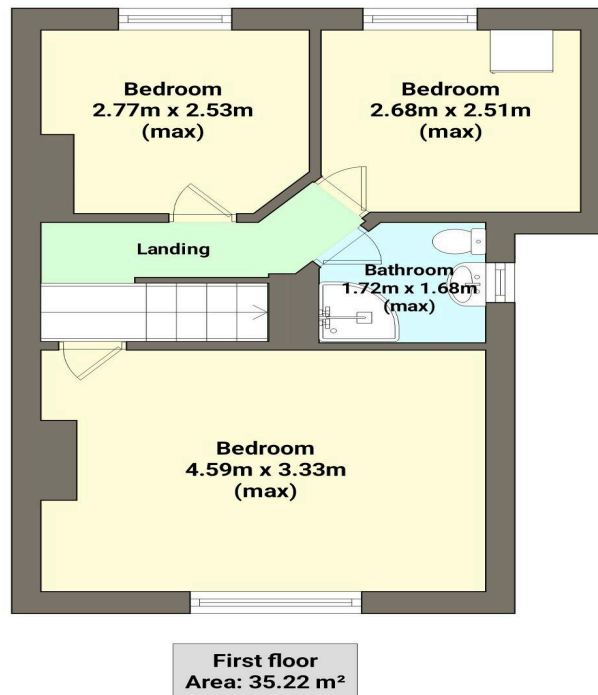
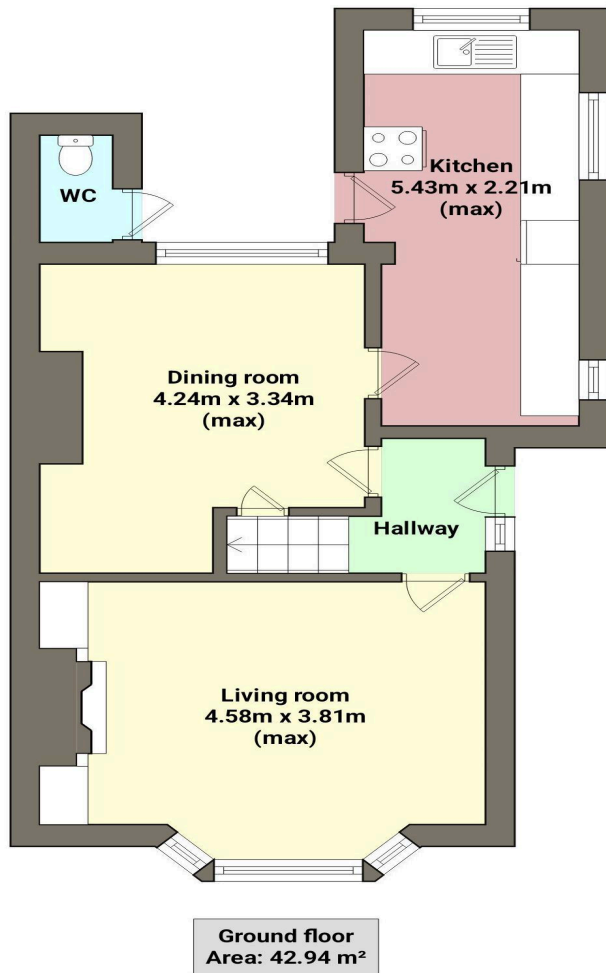


A three bedroom semi detached property situated close to public transport routes, good local schools and motorway links. The spacious accommodation, while in need of some upgrading, has the potential to make a lovely family home. Entrance hall, lounge, sitting room and dining kitchen on the ground floor. On the first floor are three bedrooms and a family shower room. The property has a good sized rear garden and a driveway for off road parking at the front leading to a single detached garage. An early viewing is advised. EPC GRADE: D Entrance Hall Tiled flooring. Central heating radiator. Stairs to the first floor accommodation. Lounge 15'0 x 12'5 UPVC double glazed bay window to the front aspect. Central heating radiator. Feature fireplace housing an electric fire. Picture rail. Sitting Room 13'10 max x 11'0 UPVC double glazed window to the rear aspect. Central heating radiator. Understairs storage cupboard. Dining Kitchen 17'11 x 7'10 Two UPVC double glazed windows to the side and UPVC double glazed window to the rear. Part tiled flooring. Fitted with a range of base units and incorporating a single bowl sink with mixer tap. Plumbed for an automatic washing machine. Door to a veranda with cloaks and door to the rear. Landing Doors to all rooms. Central heating radiator. Bedroom One 15'0 x 11'0 UPVC double glazed window to the front aspect. Central heating radiator. Picture rail. Bedroom Two 9'1 x 8'3 UPVC double glazed window to the rear aspect. Central heating radiator. Bedroom Three 8'9 x 8'2 UPVC double glazed window to the rear aspect. Central heating radiator. Shower Room UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a corner step in shower enclosure, a pedestal wash hand basin and a low level wc. Part tiled walls. Central heating radiator. External At the rear of the property is a patio area with a garden laid to lawn with shrubs and mature trees. At the front is a garden laid to lawn with a driveway for off road parking leading to a single detached garage. AGENTS NOTES: Please note this property is leasehold. The length of the lease is 999 years from 24 April 1931. The ground rent is £2.87









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	64	
(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.



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OPENING HOURS

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

