

FREEHOLD



House - Detached (EPC Rating: C)

**2 BLENHEIM DRIVE, PRESCOT, MERSEYSIDE,
L34 1PN**

Guide Price

£375,000



BROOKS
ESTATE AND LETTING AGENTS LTD



4 Bedroom House - Detached located in Prescot

An immaculate four bedroom detached property situated on a modern development. Close to Prescot town centre, transport routes and motorway links. The garden is large and well established with shrub and floral displays and patio area. At the front is a driveway for several vehicles leading to a double detached garage. EPC GRADE: C

Entrance Hall

Ceramic tiled flooring. Stairs to the first floor accommodation. Central heating radiator.

Cloaks

UPVC double glazed window to the front aspect. Fitted with a two piece suite comprising of a wash hand basin and a low level wc.

Lounge

20'2 x 10'9

UPVC double glazed window to the front aspect and doors leading to the garden. Canadian solid oak flooring. Two central heating radiators. Bioethanol oil filled fire with glass front. Coved ceiling.

Sitting Room

10'11 x 9'6

UPVC double glazed window to the front aspect. Wooden flooring. Part panelled wall.

Kitchen

9'6 x 9'6

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a Belfast sink with mixer tap. Integral appliances include a gas hob, electric oven, extractor hood, dishwasher, washing machine and freezer. Tiled splashbacks.

Conservatory

14'6 x 9'8

Ceramic tiled flooring. UPVC double glazed units. Built in cream gloss cupboards for storage.

Landing

Doors to all rooms. Central heating radiator. Coved ceiling.

Bedroom One

14'5 x 11'1

UPVC double glazed window to the front aspect. Vinyl wood effect flooring. Central heating radiator

En Suite

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc.

Bedroom Two

14'2 max x 8'4

UPVC double glazed window to the front aspect. Vinyl wood effect flooring. Central heating radiator.

Bedroom Three

11'5 x 9'9

UPVC double glazed window to the front aspect. Vinyl wood effect flooring. Central heating radiator.

Bedroom Four

11'3 x 8'8

UPVC double glazed window to the front aspect. Vinyl wood effect flooring. Central heating radiator. Built in storage cupboard. Loft access point.

Bathroom

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Tiled walls.

External

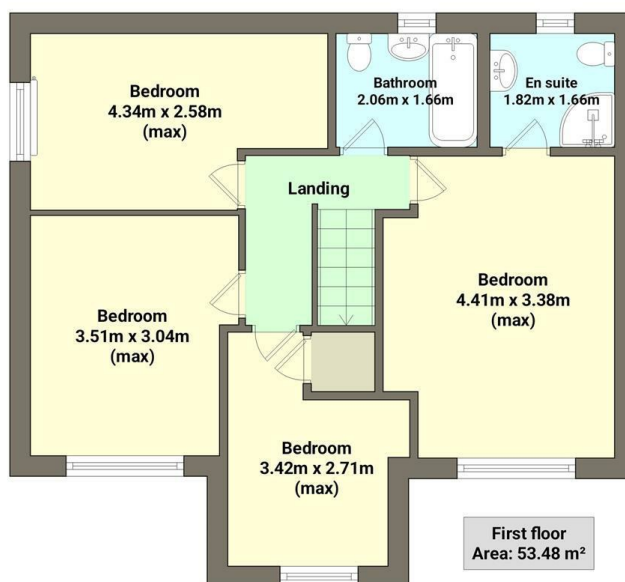
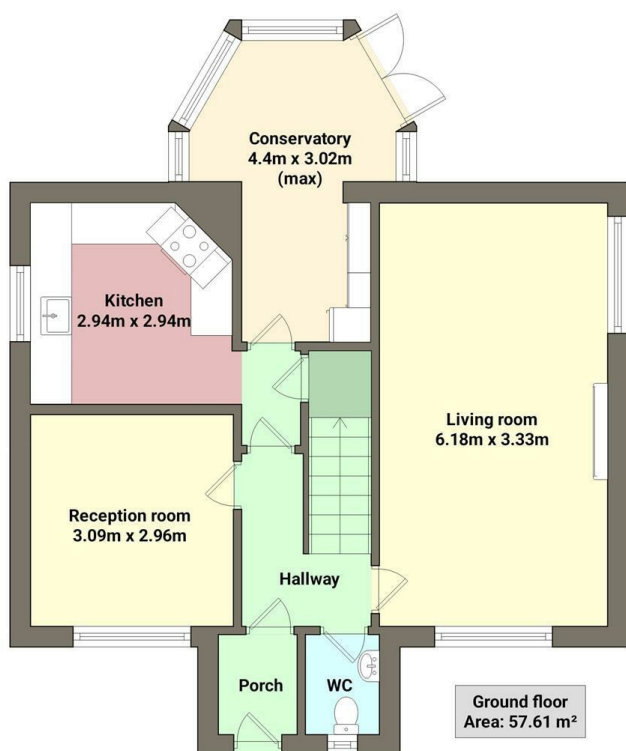
At the side of the property is a paved patio area with a large lawned garden with shrub and floral displays. Two further seating areas. Access to the garage.



Gate to the front.

At the front is a large driveway for several vehicles and a double detached garage.

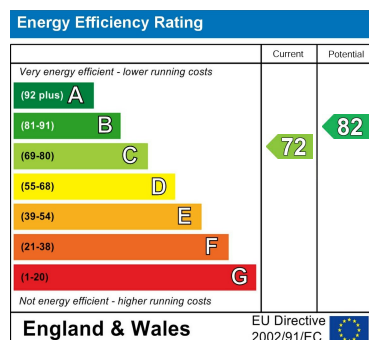




Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.