

FREEHOLD



House - Detached

9 PRIMROSE WAY, PRESCOT, MERSEYSIDE, L34 3AG

Guide Price

£325,000

FEATURES

- The 'Lydford' on Orchard Park in Prescot
- Entrance hall, downstairs cloaks
- Utility room, en suite to the main bedroom
- Landscaped garden at the rear
- Within walking distance to Prescot town centre
- Lounge and large dining kitchen with appliances
- Family bathroom with white suite
- Driveway and single detached garage



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4 Bedroom House - Detached located in Prescot

The 'Lydford' situated on Orchard Park in Prescot. Built by Taylor Wimpey and completed in early 2024. Within walking distance to schools and Prescot town centre. The garden at the rear has been landscaped and the front has a lawned garden with a driveway for several vehicles and a single detached garage. An early viewing is advised. EPC GRADE: B

Call us on

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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.



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