

FREEHOLD



House - Semi-Detached

44 ACORN DRIVE, PRESCOT, MERSEYSIDE, L34 3AH

Guide Price

£240,000

FEATURES

- Three bedroom, three storey property
- Entrance hall, downstairs cloaks
- En suite to the main bedroom
- Good sized rear garden, front garden and driveway
- Situated on the new 'Orchard Park' in Prescot
- Lounge and dining kitchen with appliances
- Family bathroom with a three piece suite
- An early viewing is advised



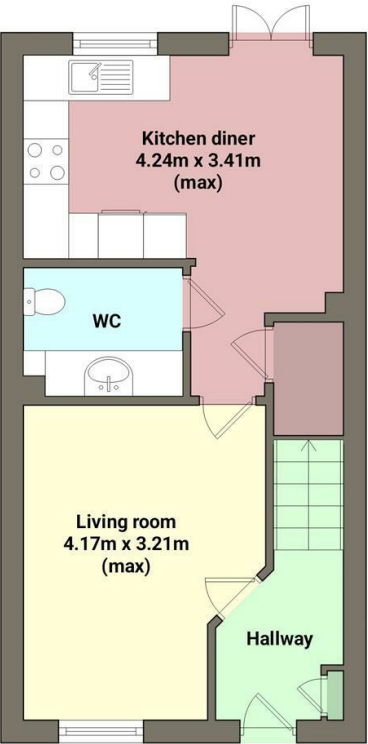
3 Bedroom House - Semi-Detached

located in Prescot

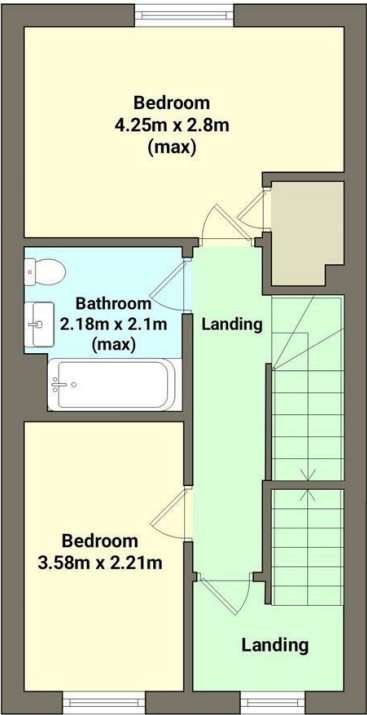
A beautifully presented and extremely spacious three bedroom, three storey semi detached property. Situated on 'Orchard Park' and built by Taylor Wimpey in 2023 the property is offered for sale with No Onward Chain. The accommodation briefly comprises of entrance hall, lounge, downstairs cloaks with laundry zone, dining kitchen with modern units, built in appliances and french doors to the garden. On the first floor are two good sized bedrooms and a family bathroom with a three piece suite. On the second floor is a large bedroom with an en suite shower room. Externally there is a rear lawned garden and the side has a driveway for two vehicles. We recommend an early viewing. EPC GRADE: B

Entrance Hall
UPVC part glazed front door. Central heating radiator. Stairs to the first floor accommodation.

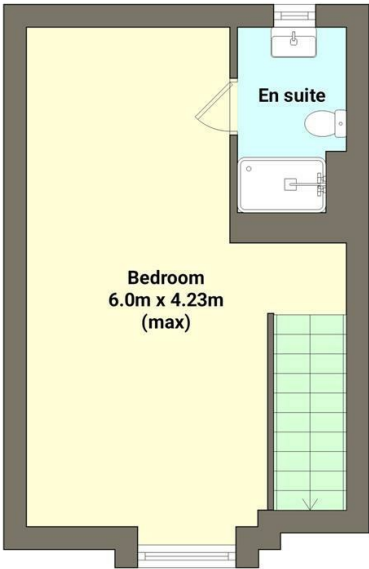
Lounge 13'7 x 10'5
UPVC double glazed window to the front aspect. Carpeted flooring. Central heating radiator.



Ground floor
Area: 35.41 m²



First floor
Area: 34.92 m²



Second floor
Area: 26.89 m²

Call us on

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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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