

FREEHOLD



House - Terraced

13 HAYES AVENUE, PRESCOT, MERSEYSIDE, L35 5BH

Asking Price

£135,000

FEATURES

- A lovely three bedroom mid terraced property
- Entrance hall, lounge with feature fireplace
- Large family bathroom with corner bath
- Front and rear gardens
- Within walking distance to train station, shops and schools
- Dining kitchen with appliances and breakfast bar
- Three good sized bedrooms
- An ideal first time buyers home



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Terraced located in Prescot

Entrance Hall

Wooden flooring. Stairs to the first floor accommodation. Central heating radiator with decorative cover.

Lounge

13'8 x 13'7

UPVC double glazed bow window to the front aspect. Wooden flooring. Feature marble fireplace housing a living flame gas fire. Coved ceiling.

Dining Kitchen

16'7 x 8'9

Double glazed window to the rear aspect and UPVC part glazed door. Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an electric hob and oven. Plumbed for an automatic washing machine. Breakfast bar. Central heating radiator.

Landing

Laminate wood effect flooring. Loft access point.

Bedroom One

11'9 max x 11'4

Two UPVC double glazed windows to the front aspect. Laminate wood effect flooring. Central heating radiator. Coved ceiling.

Bedroom Two

11'11 x 11'3

Two UPVC double glazed windows to the rear aspect. Laminate wood effect flooring. Central heating radiator. Built in wardrobes. Coved ceiling.

Bedroom Three

10'7 x 6'6

UPVC double glazed window to the front aspect. Mirror fronted wardrobes. Laminate wood effect flooring. Coved ceiling.

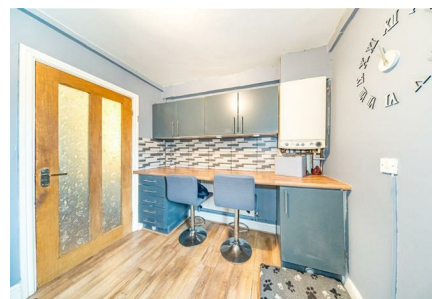
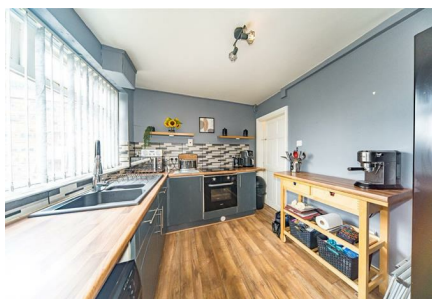
Bathroom

UPVC double glazed window to the rear aspect. Porcelain tiled flooring. Fitted with a three piece suite comprising of a panelled corner bath with shower attachment, a pedestal wash hand basin and a a low level wc. Central heating radiator. Part panelled walls. UPVC panelled ceiling. Coving.

External

At the rear of the property is a block paved patio area with a garden laid to lawn. Gate to the side. Water supply.

At the front is an enclosed garden with a pathway to the front door





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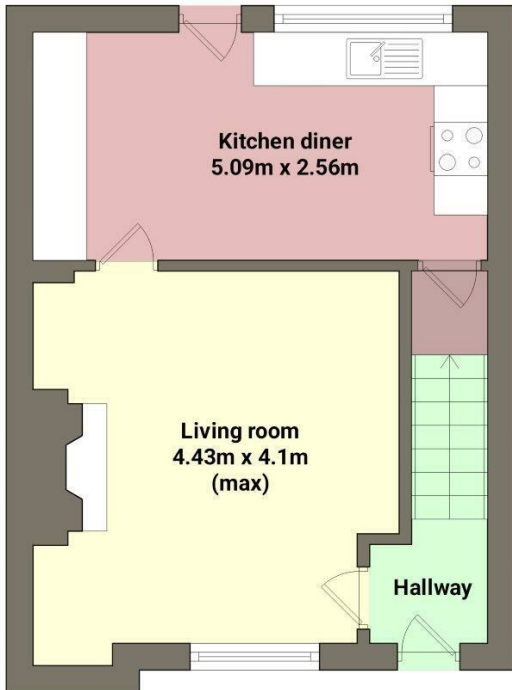
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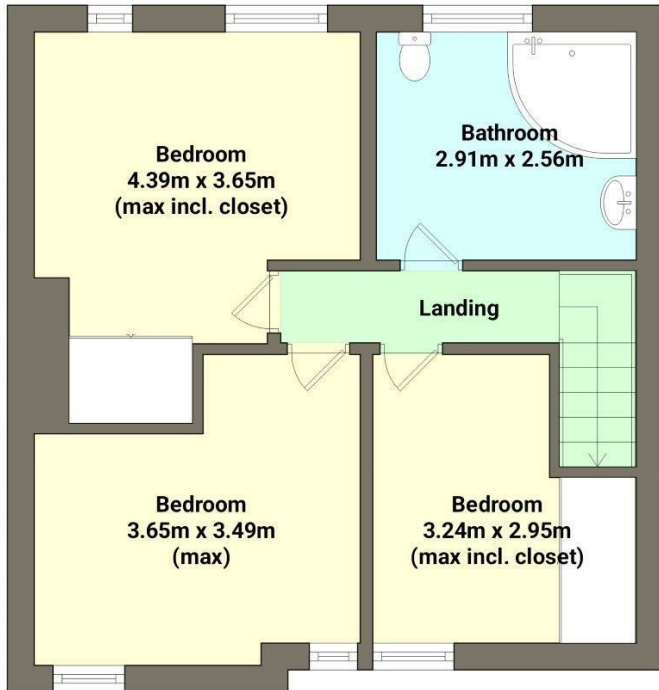
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Council Tax Band

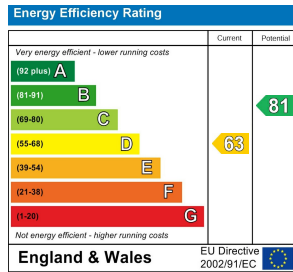
A



Ground floor
Area: 33.15 m²



First floor
Area: 43.6 m²



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.

