

FREEHOLD



House - Semi-Detached

127 WARRINGTON ROAD, PRESCOT, MERSEYSIDE, L35 5AD

Asking Price

£200,000

FEATURES

- Three bedroom traditional semi detached property
- Close to shops, schools and excellent transport routes
- Kitchen and family bathroom
- Driveway and single garage
- Within walking distance to Whiston Hospital
- Entrance hall, lounge, sitting room
- Gardens to the front and rear
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Prescot

A substantial three bedroom traditional semi detached property situated on a generous plot along the sought-after Warrington Road, this three-bedroom traditional semi-detached home offers an exciting opportunity for buyers looking to add their own personal touch. Boasting a prime position with excellent access to local amenities, schools, and transport links, this property presents a fantastic canvas to create a dream family home.

A well-proportioned layout featuring a bright and airy living room, a second living room and a well appointed kitchen. Upstairs, three generously sized bedrooms provide ample space, complemented by a family bathroom. It offers a larger-than-average garden for outdoor entertaining, or even future development (subject to planning permission). The property has gardens to the front and rear with a driveway at the side for several vehicles and a garage/workshop. We recommend an early viewing of this lovely family home. EPC GRADE: D

Call us on

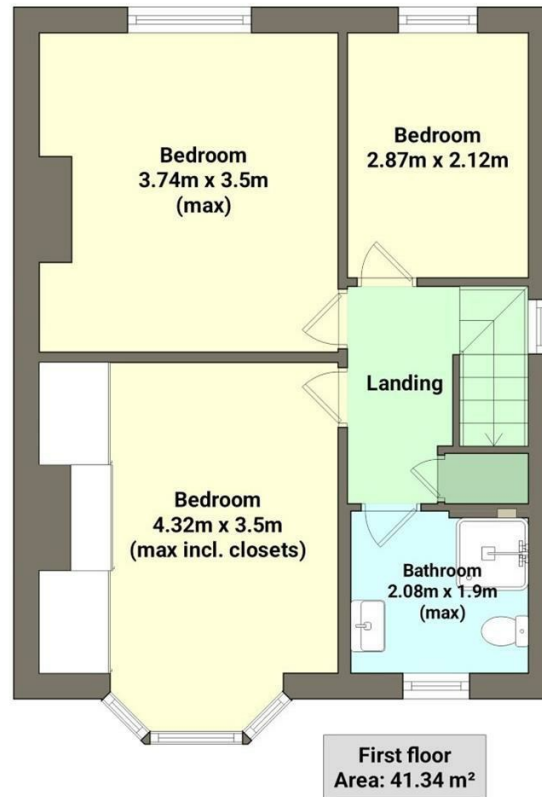
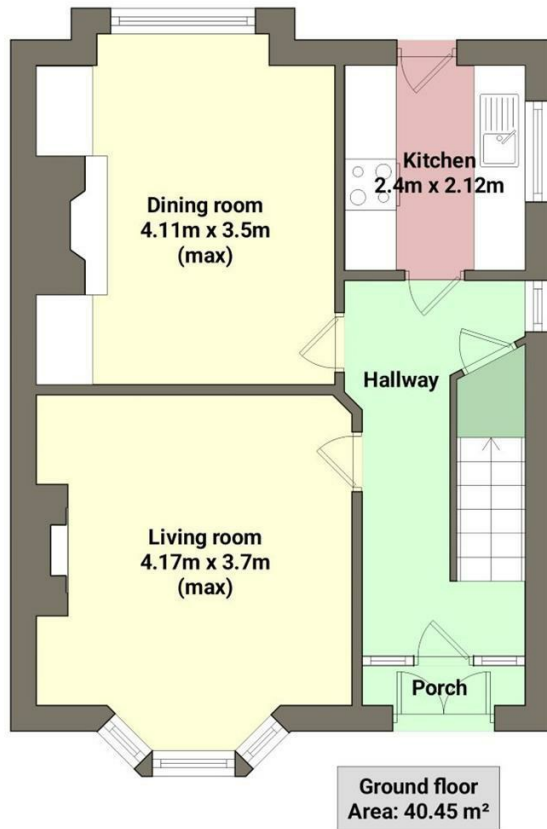
0151 329 3313


prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p><i>Not energy efficient - higher running costs</i></p>		66	8
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.

