

FREEHOLD



House - Semi-Detached

# 10 BIRCH GROVE, PRESCOT, MERSEYSIDE, L35 5AU

Asking Price

## £180,000

### FEATURES

- Immaculate three bedroom semi detached property
- Situated in a cul de sac location
- Close to Whiston Hospital, schools and transport links
- Entrance hall, lounge with feature fireplace
- Dining Kitchen with built in appliances
- Modern family bathroom
- Gardens to the front and rear
- A lovely family home
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescot

A beautifully presented three bedroom semi detached property situated within walking distance to Whiston Hospital, public transport links and local schools. The accommodation briefly comprises of entrance hall, lounge with feature fireplace, dining room and fitted kitchen with built in appliances. On the first floor are three good sized bedrooms and a family shower room. Externally, the property has a rear garden with patio and lawn and the front has a garden with a pathway to the front door. We recommend an early viewing. EPC GRADE: C

Call us on

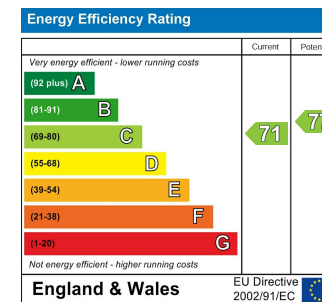
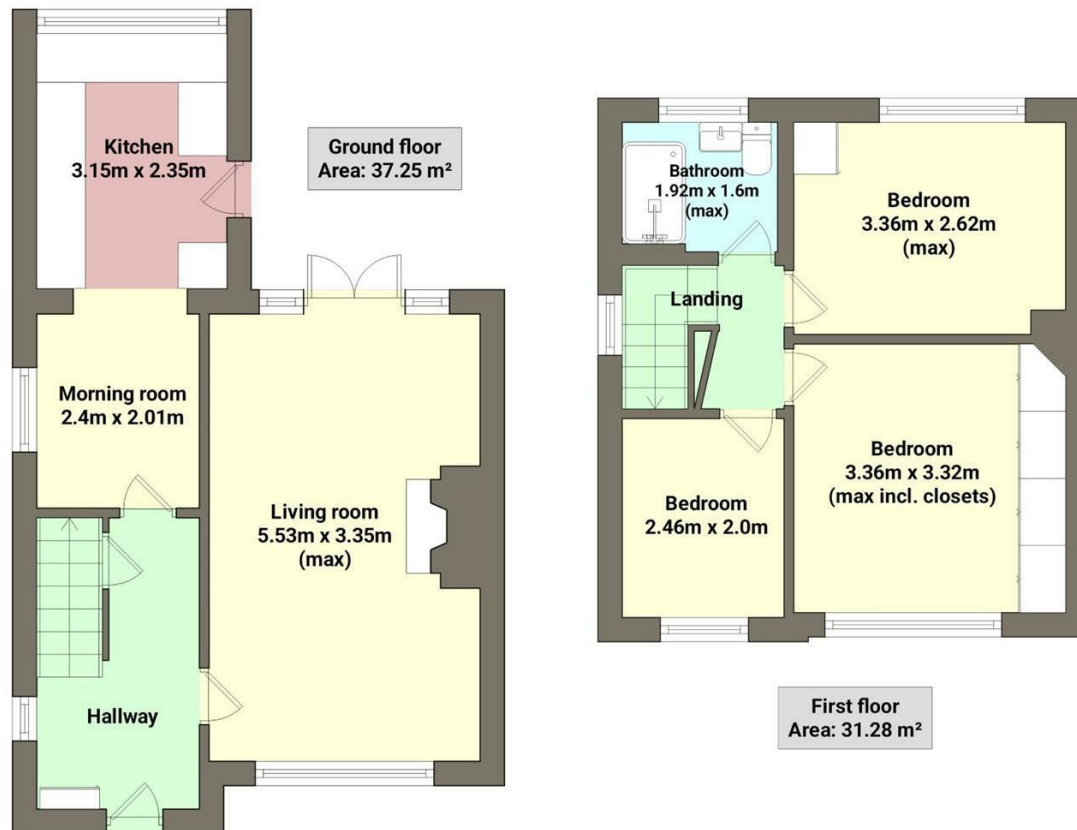
**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

**Council Tax Band**

**B**



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.



**BROOKS**  
ESTATE AND LETTING AGENTS LTD