

FREEHOLD



House - Detached

# 51 LAYTON WAY, PRESCOT, PRESCOT, L34 5NR

Asking Price

## £320,000

### FEATURES

- A lovely four bedroom detached property
- Situated away from the road in a cul de sac location
- Entrance hall, downstairs cloaks
- Lounge with french doors to the garden
- Fitted kitchen with built in appliances
- En Suite to the main bedroom and family bathroom
- Garden at the rear with lawn
- Driveway for several vehicles and single garage



4



2



1



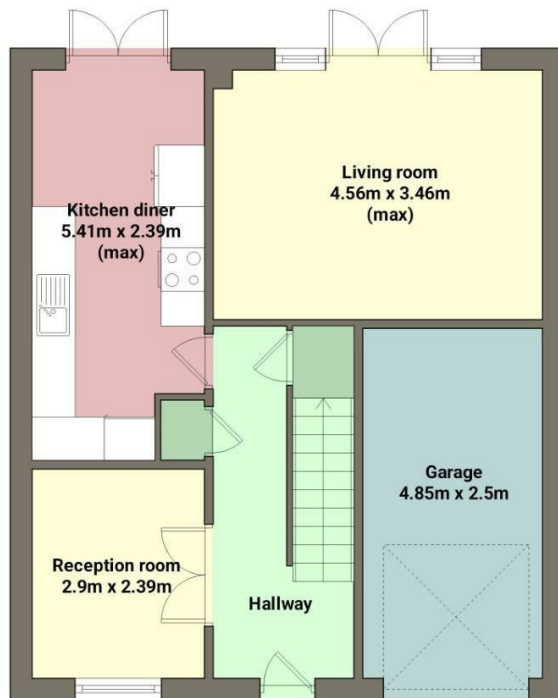
C



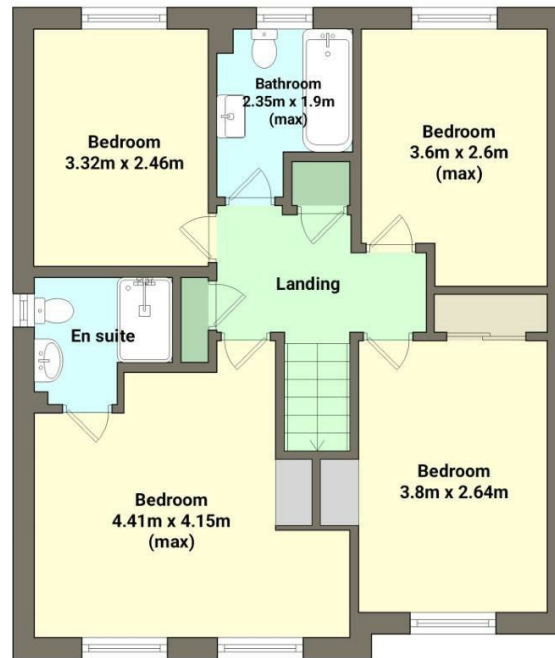
**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 4 Bedroom House - Detached located in Prescot

A lovely four bedroom detached property situated away from the road in a cul de sac location. Within walking distance to Prescot retail park, Prescot train station, public transport routes and local schools. The accommodation briefly comprises of entrance hall, downstairs cloaks, lounge with french doors to the garden, dining room and fitted kitchen with built in appliances. On the first floor are four bedrooms with an en suite to the main bedroom and a further family bathroom. Garden at the rear. The front has a driveway for off road parking leading to a single garage. An early viewing is advised. EPC GRADE: C



Ground floor  
Area: 57.04 m<sup>2</sup>



First floor  
Area: 56 m<sup>2</sup>

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**

**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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