

FREEHOLD



House - Semi-Detached

**36 FORD ROAD,  
PRESCOT, L35 7LF**

Offers Over

**£215,000**

### FEATURES

- A beautifully presented two bedroom semi detached property
- Entrance hall, dining room, dining kitchen with appliances
- Modern family bathroom with a three piece suite
- Block paved driveway for several vehicles
- Extended to give a lovely sun lounge with french doors
- Two double bedrooms
- Garden to the rear and summerhouse with french doors
- Close to excellent local schools



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 2 Bedroom House - Semi-Detached located in Prescot

An absolutely stunning two bedroom extended semi detached property. Situated in a sought after location and close to excellent local schools, public transport routes and Whiston Hospital. The spacious accommodation briefly comprises of entrance hall, dining room, dining kitchen with built in appliances and a sun lounge with french doors to the garden. On the first floor are two double bedrooms and a modern family bathroom. The property has a rear garden with decking, lawn and summerhouse and at the front is a block paved driveway for several vehicles. An early viewing is advised. 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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.



**BROOKS**  
ESTATE AND LETTING AGENTS LTD