

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**6 STANLEY CRESCENT, PRESCOT, L34 3LP**

Asking Price

**£415,000**



**BROOKS**  
ESTATE AND LETTING AGENTS LTD



# 3 Bedroom House - Semi-Detached located in Prescot

Delighted to bring to the market this newly fully renovated 1930's Semi detached family residence offering three/four bedrooms and being fully refurbished throughout with converted integral garage which has been reconfigured into a study or the fourth bedroom which adds further useable space to this fabulous family home. Situated within a short walk to Prescot High Street with its abundance of local shops, pubs and friendly restaurants this traditional bay fronted property oozes character from its stained glassed entrance porch to its bay windows and fireplace.

The current sellers have spared no expense on the refurbishment of this property from the re wiring, new boiler and heating system through to the handcrafted modern kitchen with quartz work tops and island with brand-new fitted appliances along with a luxury four-piece bathroom suite that has a separate fully tiled shower that can be enjoyed by the entire family.

The property briefly comprises of enclosed porch, entrance hallway with spacious lounge to the front of the property large modern open plan kitchen/dining with separate utility area and ground floor W.C with herringbone engineered wood flooring throughout including a large family area to the rear provides the perfect social space overlooking the newly landscaped garden. Upstairs, three double bedrooms provide the perfect places to unwind all fitted with new carpets, the family bathroom offers a four-piece luxury bathroom suite with marble effect tiles walls, it's clear that this home truly has been designed with both indoor and outdoor living in mind. Outside there is off road parking to the front. The property benefits from large front and rear landscaped gardens.

This beautiful refurbished family home is situated close to Prescot town centre with all its abundance of local shops, bars and restaurants and being moments away from Cables Retail Park EPC GRADE: C

## Driveway

Tarmac driveway with parking for multiple vehicles

## Entrance

Via enclosed porch with stain glass windows into entrance hall with two times storage cupboards

## Hallway

Herringbone engineered wood flooring under the stair storage cupboard housing metres radiator doors leading to and stairs rising to 1st floor

## Living room

15'11" x 13'5"

Three splay light double glazed pitcher window to front aspect, herringbone engineered wood flooring radiator Dado rail

## Kitchen

12'5" x 11'9"

Double glazed window to rear aspect with double glaze patio doors to rear , Kitchen comprising of range of matching like grey wall and base units with continuous quote countertops to return built-in electric hob oven and extractor fan and fridge freezer with island incorporating one and a half bowl sink with mixer taps Quartz countertops, herringbone engineered wood flooring dado rail radiator spotlights to ceiling.

## Dining room

15'3" x 13'5"

Double glazed bay window to rear aspect with double glaze patio doors to rear, herringbone engineered wood flooring dado rail radiator spotlights to ceiling.

## Utility Room

11'6" x 6'11"

Double glaze window to both side aspects with door leading to the rear continuous quartz roll edge work surface to return with the range of light grey matching wall and base units herringbone engineered wood flooring spotlights to ceiling door leading to ground floor cloakroom incorporating a low flush WC and hand wash basin Marble effect tiled walls

## Reception room

15'7" x 7'10"

Double glazed picture window to front aspect two times skylight to ceiling storage cupboard housing gas meter radiator fitted carpet

## First Floor Landing

Two times double glazed windows to front fitted carpet radiator dado rail door leading to

## Bedroom

16'6" x 13'6"

Three display light double glaze picture window to front aspect fitted carpet dado rail radiator

## Bedroom

15'6" x 13'6"

Three display light double glaze picture window to rear aspect fitted carpet dado rail radiator

## Bedroom

11'5" x 8'9"

Double glaze picture window to rear aspect fitted carpet Dado row radiator





### **Bathroom**

10'7" x 7'6"

Double glazed obscure glass picture window to side aspect, Luxury bathroom suite comprising of freestanding panel bath with mixer taps, hand wash basin low flush WC separate walk-in shower unit with rainfall shower, fully tiled in my blood effect tiles heated towel rail

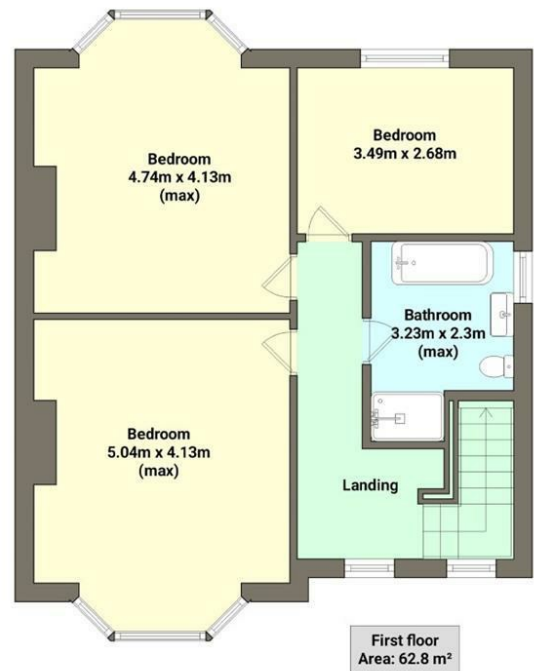
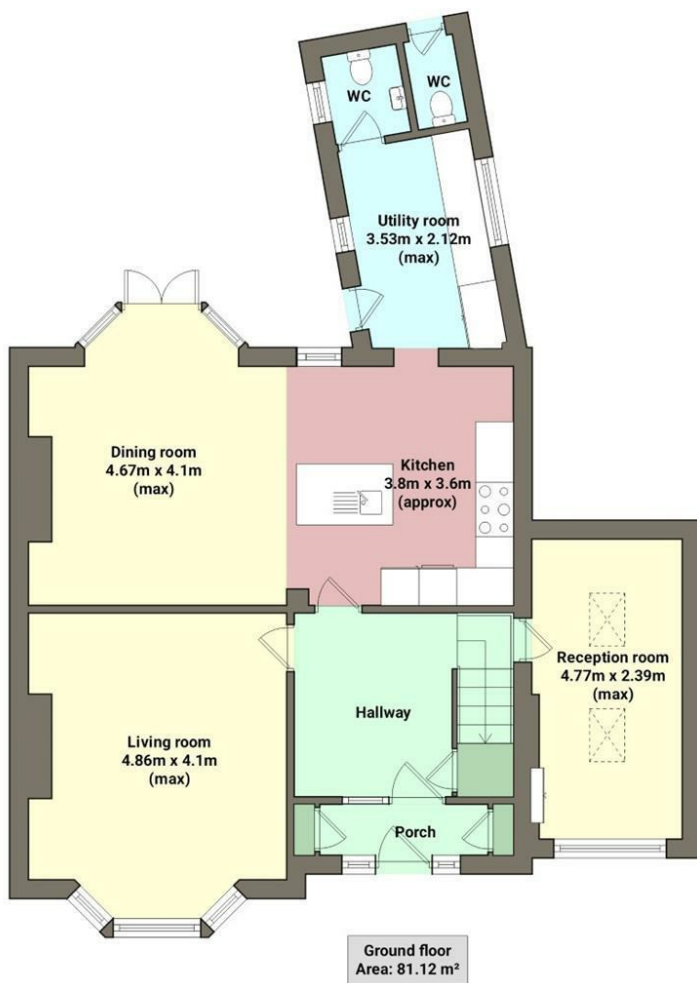
### **Garden**

Rear garden landscape with new turf mainly laid to lawn with patio area and will establish treeline builders, raised flower bedding area





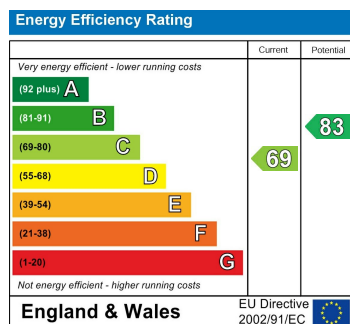




Council Tax Band

**D**

Energy Performance Graph



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