

FREEHOLD



House - Semi-Detached

116 ST. JAMES ROAD, ECCLESTON PARK, PRESCOT, MERSEYSIDE, L34 2RH

Asking Price

£240,000

FEATURES

- Traditional three bedroom semi detached property
- Entrance hall, lounge, kitchen/family room with appliances
- Dining Room with french doors to the garden
- Large rear garden with patio lawn and shrubs
- Situated close to excellent local schools and transport links
- Utility room and ground floor shower room
- Family bathroom with a modern three piece suite
- Driveway at the front for off road parking



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3 Bedroom House - Semi-Detached located in Prescot

A beautifully presented and spacious three bedroom traditional semi detached property. Close to Prescot town centre, excellent local schools, public transport and motorway links. The accommodation briefly comprises of entrance hall, lounge, kitchen/family room with feature fireplace and built in appliances, utility room, ground floor shower room and dining room with french doors to the garden. On the first floor are three bedrooms and a family bathroom with a modern suite. The property has a large rear garden with patio, lawn and shrubs. The front has a driveway for off road parking. An early viewing is advised. EPC GRADE: D



Call us on

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Council Tax Band

C

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