

FREEHOLD



House - Terraced

46 COLUMBIA ROAD, PRESCOT, MERSEYSIDE, L34 2SB

Offers Over

£125,000

FEATURES

- Two bedroom garden fronted terraced property
- Entrance vestibule, lounge with feature fireplace
- Fitted kitchen with built in appliances
- Two good sized bedrooms
- Offered with no onward chain
- New flooring and re decorated throughout
- Sitting/Dining room with feature fireplace
- Newly fitted ground floor bathroom with modern suite
- Close to Prescot town centre and retail park



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom House - Terraced located in Prescot

Entrance Vestibule

Tiled floor. Door to the lounge

Lounge

12'7 x 11'11

Double glazed window to the front aspect. Newly carpeted. Feature cast iron fireplace on a tiled inset and hearth. Central heating radiator. Picture rail.

Sitting/Dining Room

12'7 x 10'2

French doors leading to the rear yard. Newly carpeted. Feature cast iron fireplace on a tiled inset and hearth. Two built in storage cupboards into the alcoves. Central heating radiator. Picture rail.

Kitchen

10'3 x 6'6

Double glazed window to the side aspect. New vinyl flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Tiled splashbacks.

Inner Hallway

Door to the side. New vinyl flooring. Space for a fridge freezer

Bathroom

Double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a newly fitted three piece suite comprising of a panelled bath with shower attachment, a pedestal wash hand basin and a low level wc. Tiled walls. Xpelair fan.

Landing

Doors to the bedrooms. Newly carpeted. Loft access point.

Bedroom One

12'7 x 11'11

Double glazed window to the front aspect. Newly carpeted. Central heating radiator.

Bedroom Two

10'1 x 9'9

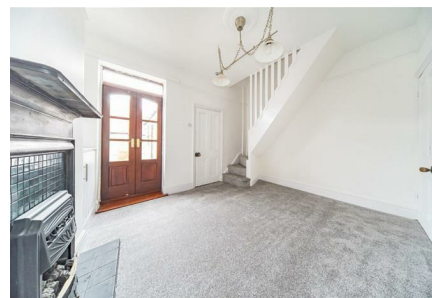
Double glazed window to the rear aspect. Built in storage and overhead units. Central heating radiator. Ceiling rose

External

At the rear of the property is a block paved yard with gate to the rear. Coach lamps

Agents Notes

Please note this property is leasehold. The length of the lease is 990 years from 9th June 1905. Ground rent is approx £1.25 per year



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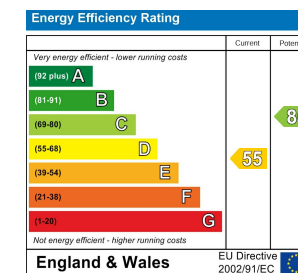
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Council Tax Band

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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.

