

FREEHOLD



House - Detached

2 ROD MILL GROVE, PRESCOT, L34 1AB

Asking Price

£375,000

FEATURES

- Four bedroom detached Home 'The Henley'
- Modern high gloss finished kitchen with modern countertops and Zanussi appliances
- Luxury bathroom suites
- Utility room with sink unit
- Close to Cables Retail Park and easy access to local shops, bars and restaurants in Prescot
- Great efficiency EPC rating B
- Off road parking
- Large rear garden
- Garage
- No onward chain



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4 Bedroom House - Detached located in Prescot

Entrance Hall

- With stairs to first floor and doors leading too:-

Living Room

18'0" x 10'10"

with bay window to the front elevation, fitted carpet. radiator.

Kitchen Dining

26'3" x 10'7"

equipped with a range of contrasting high gloss white base and wall units, continuous roll edge work surfaces to returns with 1.5 bowl moulded sink unit, built in Zanussi double oven and hob with extractor hood over, integrated fridge freezer and dishwasher, Tiled flooring, spot lighting to ceiling, French doors onto rear garden and door to:-

Utility Room

6'4" x 5'5"

with wall and base unit, working surface with upstand, plumbing for washing machine and space for dryer, Tiled flooring, Single sink unit with mixer taps.

Ground Floor Cloaks

with low level WC, pedestal wash hand basin, Tiled flooring

First Floor Landing

With loft access, fitted carpet, radiator.

Bedroom

8'5" x 6'11"

with a range of fitted wardrobes, window to the front elevation and door to:-

En-Suite 2

Comprising of a shower cubicle, pedestal wash hand basin, low level WC, heated chrome towel radiator, fully tiled walls, tiled floor, spot lighting and window to the front elevation radiator and fitted carpet.

Bedroom

12'2" x 9'4"

with window to the rear elevation, radiator and fitted carpet.

Bedroom

10'7" x 9'2"

with window to the rear elevation, radiator and fitted carpet.

Bedroom

14'8" x 8'3"

with window to the front elevation, built in wardrobes with sliding doors, radiator and fitted carpet.

Bathroom

8'5" x 6'11"

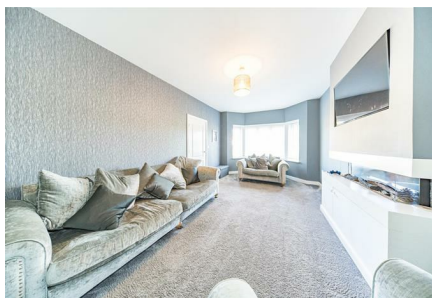
comprising of a three piece suite including panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, heated chrome towel radiator, window to the elevation, radiator and fitted carpet.

Outside - Front

Landscaped garden with off road parking for two cars.

Garage

16'10" x 8'2"





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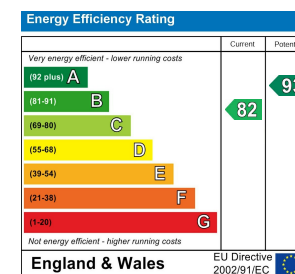
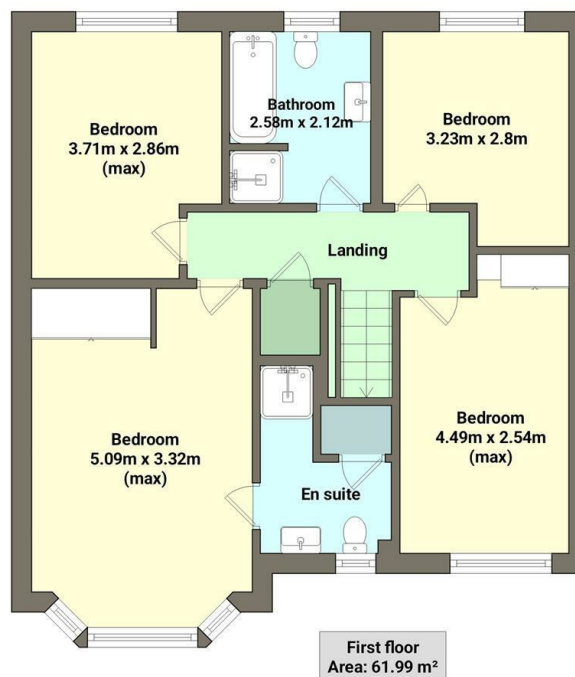
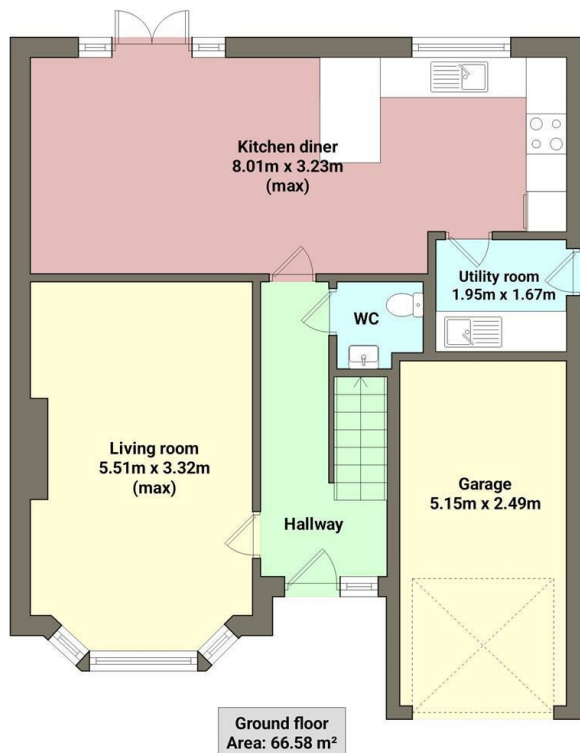
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Council Tax Band



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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