

FREEHOLD



House - Semi-Detached (EPC Rating:)

**139 ST. JAMES ROAD, ECCLESTON PARK,
PRESCOT, MERSEYSIDE, L34 2RD**

Asking Price

£260,000



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3



1



2



3 Bedroom House - Semi-Detached located in Prescot

A lovely three bedroom bay fronted semi detached property situated close to Prescot town centre, excellent local schools, public transport routes and motorway links. The spacious accommodation comprises of entrance hall, lounge, sitting room with feature fireplace and fitted kitchen with built in appliances. On the first floor are three bedrooms and a family bathroom. There is a large rear garden which has been well maintained with lawn, shrubs and mature trees. The front has a driveway for off road parking. Offered with No Onward Chain. We recommend an early viewing. EPC GRADE: E

Entrance Hall

Stairs to the first floor accommodation. Understairs storage cupboard. Coved ceiling

Lounge

13'10 x 12'6

UPVC double glazed bay window to the front aspect. Built in storage cupboards. Central heating radiator. Picture rail

Sitting Room

17'7 x 11'8

Window and door to the rear. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Three central heating radiators. Coved ceiling

Kitchen

19'4 x 7'4

UPVC double glazed window to the side aspect. Two central heating radiators. Part glazed door to the side. 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 double oven and extractor hood. Plumbed for an automatic washing machine. Tiled splashbacks. Part tiled flooring

Landing

Window to the side aspect. Doors to all rooms. Fitted for wall light. Loft access point.

Bedroom One

14'2 x 11'8

UPVC double glazed bay window to the front aspect. Central heating radiator. Fitted overbed units.

Bedroom Two

12'10 x 11'10

UPVC double glazed window to the rear aspect. Central heating radiator. Fitted wardrobes. Coved ceiling

Bedroom Three

8'0 x 7'1

UPVC double glazed window to the front aspect. Central heating radiator.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with shower attachment and glass screen, a pedestal wash hand basin and a low level wc. Central heating radiator. Built in storage cupboard. Tiled walls.

External

At the rear of the property is a garden laid to lawn with shrub displays and mature trees. Two patio areas
At the front is a paved driveway for several vehicles leading to a single garage





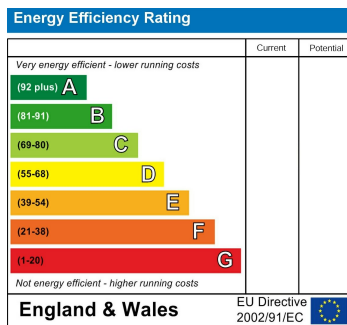




Council Tax Band

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Energy Performance Graph



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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.



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