



House

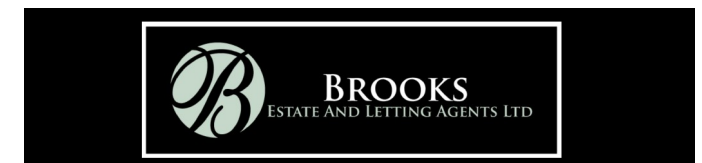
**14 NEWBY AVENUE,  
RAINHILL, PRESCOT,  
MERSEYSIDE, L35  
9JR**

PCM

**£950 PCM**

### FEATURES

- Three bedroom semi detached property
- Modern fitted kitchen diner with built in appliances
- Large rear garden
- Artificial grass in the garden
- Close to Whiston Hospital
- First floor bathroom
- Spacious living room
- Off road parking
- Close to local amenities
- Available now



# 3 Bedroom House located in Prescot

Call us on

**0151 329 3313**

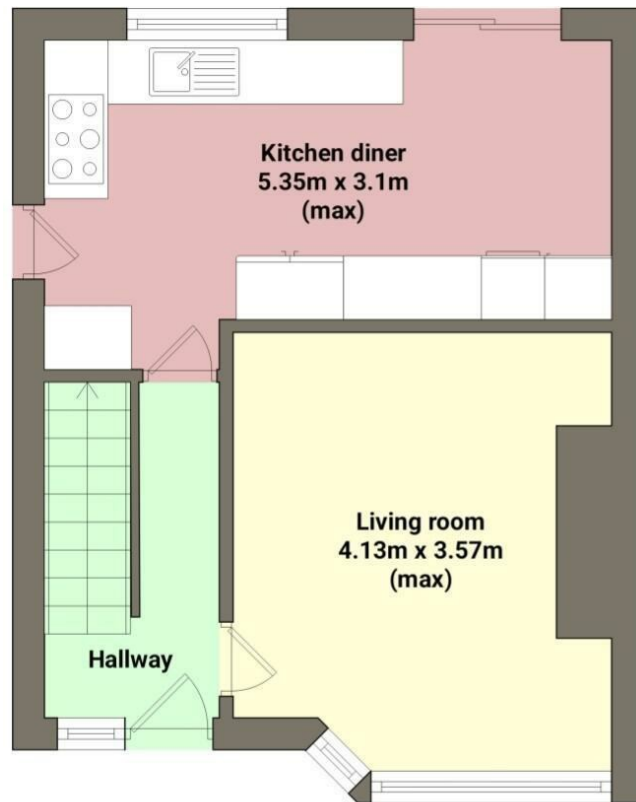
[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

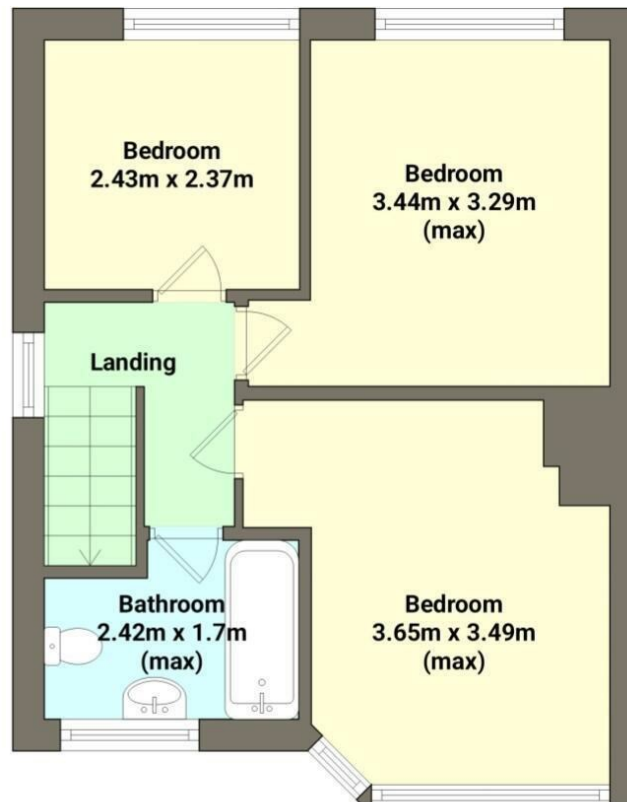
A well presented three bedroom semi detached property situated in a sought after location. Within walking distance to Whiston Hospital, local schools, local shops and transport routes. The accommodation briefly comprises of entrance porch, entrance hall, lounge, dining kitchen with built in appliances and french doors to the garden. On the first floor are three bedrooms and a modern family bathroom. The property has a good sized rear garden with an outdoor office with power and lighting. At the front is a driveway for off road parking. We recommend an early viewing. EPC GRADE: C

**Council Tax Band**

**C**



**Ground floor**  
Area: 33.24 m<sup>2</sup>



**First floor**  
Area: 33.98 m<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| 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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