

FREEHOLD



House - Detached (EPC Rating: C)

**3 WATLING WAY, WHISTON, L35 7NF**

Asking Price

**£300,000**



**BROOKS**  
ESTATE AND LETTING AGENTS LTD



3



2



2



C

# 3 Bedroom House - Detached located in Whiston

A beautifully presented three bedroom detached property situated within walking distance of Whiston Hospital, Eccleston Park train stations and close to local schools, shops, public transport links and motorway access. The property has been well maintained and beautifully decorated and is a credit to its current owners. The accommodation briefly comprises of entrance hall, lounge with feature fireplace, dining kitchen/family room with built in appliances and quartz worktops and downstairs cloaks. On the first floor are three bedrooms with an en suite shower room to the main bedroom and a further family bathroom. The garden at the rear has a patio and lawn. The front has a driveway for off road parking and single garage. An early viewing is advised. EPC GRADE: C

## Entrance Hall

Ceramic tiled flooring. Central heating radiator. Stairs to the first floor accommodation

## Lounge

17'8 x 10'4

UPVC double glazed window to the front aspect and UPVC double glazed french doors leading to the rear garden. Feature fireplace housing a stove effect gas fire with living flame feature on a granite inset and hearth. Part panelled walls. Coved ceiling

## Dining/Kitchen/Family Room

21'1 x 11'8 max

UPVC double glazed windows to the front and rear aspects. Fitted with a range of wall and base units comprising of cupboards, drawers, larder unit and quartz work surfaces with matching splashbacks and incorporating a single bowl sink unit with mixer tap. Space for a range cooker. Column radiator.

## Cloaks

UPVC double glazed window to the rear aspect. Vinyl tiled flooring. Fitted with a two piece suite comprising of a vanity unit housing a wash hand basin and a low level wc with a concealed cistern. Brick effect tiled splashbacks. Inset ceiling spotlights.

## Landing

UPVC double glazed window to the rear aspect. Doors to all rooms. Central heating radiator. Built in storage cupboard

## Bedroom One

13'1 x 10'2

Two UPVC double glazed windows to the front aspect. Central heating radiator. Fitted wardrobes. Part panelled walls. Coved ceiling

## En Suite

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a wash hand basin and a low level wc. Brick effect tiled walls. Heated towel rail. Xpelair fan. Inset ceiling spotlights.

## Bedroom Two

11'6 x 10'5

UPVC double glazed window to the front aspect. Built in wardrobe. Central heating radiator. Coved ceiling

## Bedroom Three

7'10 x 7'4

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

## Bathroom

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with waterfall tap, a white vanity drawer unit housing a wash hand basin and a low level wc. Tiled walls. Heated towel rail. Xpelair fan. Inset ceiling spotlights.

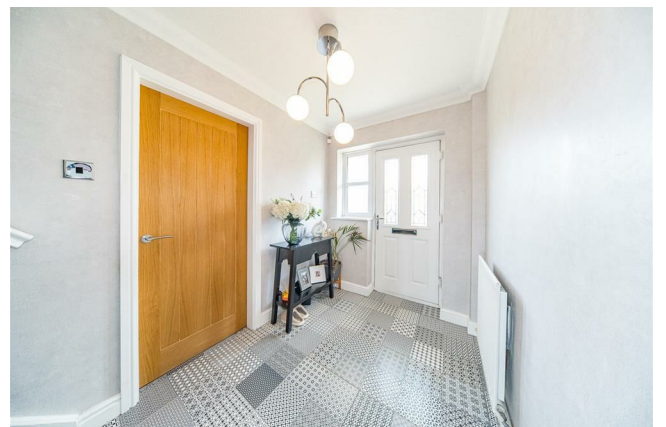
## External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays. Coach lamp. Access to the garage. Gate to the front  
At the front is an open plan lawn with a driveway for two vehicles leading to a single detached garage.



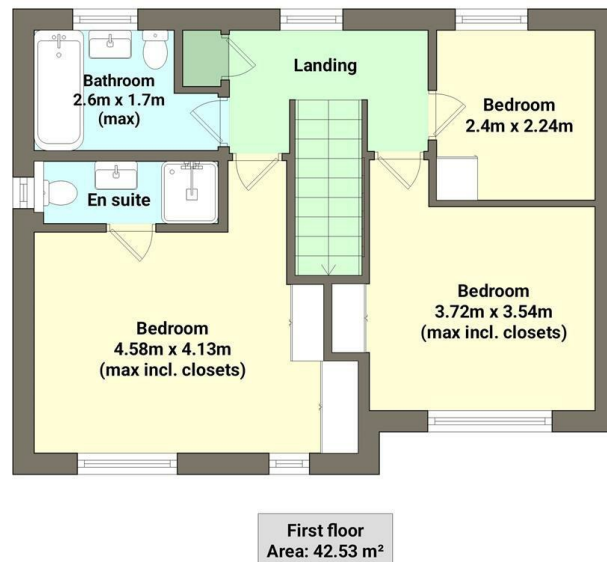








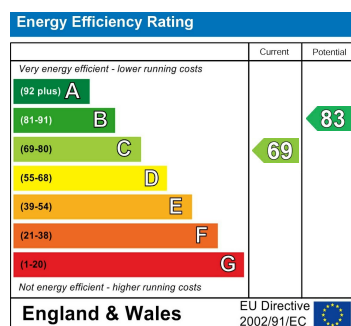




Council Tax Band

**D**

Energy Performance Graph



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