

FREEHOLD



House - Semi-Detached

# 34 MANCHESTER ROAD, PRESCOT, L34 1NG

Asking Price

## £250,000

### FEATURES

- Beautifully presented three bedroom semi detached property
- Entrance hall, lounge with patio doors to the garden
- Family bathroom with a four piece suite
- Large patio area with steps leading to a well stocked garden
- Offered with No Onward Chain
- Situated close to Prescot town centre and the local park
- Large dining kitchen with built in appliances
- Three double bedrooms
- Driveway at the front for off road parking
- An early viewing is advised



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**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescot

## Entrance Hall

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Central heating radiator.

## Lounge

14'5 x 13'5

UPVC double glazed patio doors leading to the rear garden. UPVC double glazed window to the front aspect. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator.

## Dining Kitchen

13'5 max x 21'2 max

UPVC double glazed windows to the front, side and rear and part glazed door to the side. Ceramic tiled 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. Central island housing an electric hob, electric oven and overhead extractor hood. Plumbed for an American style fridge freezer and automatic washing machine. Central heating radiator. Inset ceiling spotlights.

## Landing

Doors to all rooms. Loft access point.

## Bedroom One

14'2 x 8'11 to wardrobes

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

## Bedroom Two

13'6 x 9'11

UPVC double glazed window to the front aspect. Fitted wardrobes, overbed units and dresser unit with cupboards and drawers. Central heating radiator.

## Bedroom Three

9'5 x 8'10

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

## Bathroom

Two UPVC double glazed windows to the rear aspect. Ceramic tiled flooring. Fitted with a four piece suite comprising of a step in shower enclosure, a panelled bath, a pedestal wash hand basin with mixer tap and a low level wc. Heated towel rail. Tiled walls.

## External

At the rear of the property is a large paved patio area with garden shed and greenhouse. Hot and cold water supply. Steps down lead to the garden with an array of shrubs, floral displays and mature trees. Further seating area. Gate to the front

At the front is a garden with a gravelled driveway for off road parking







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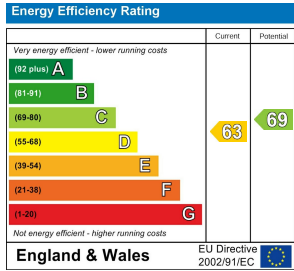
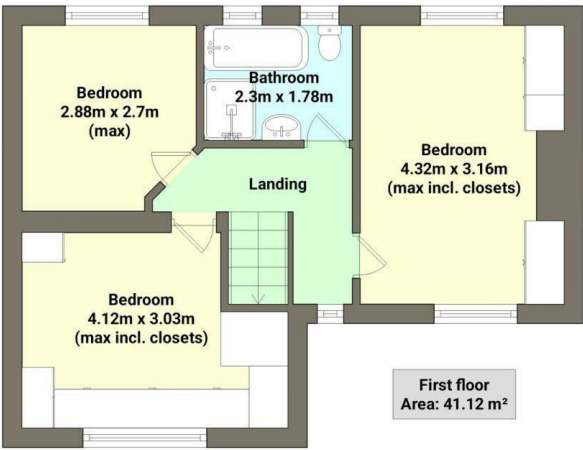
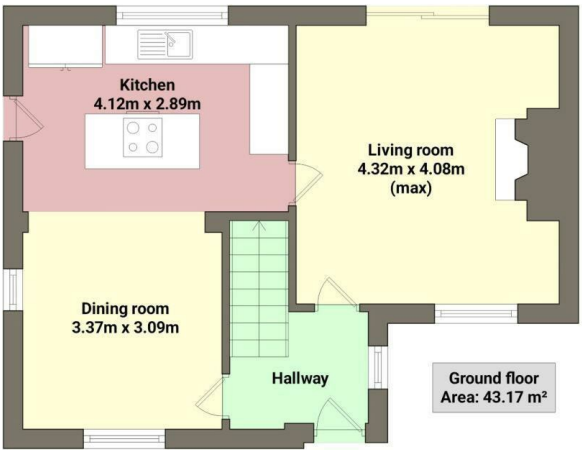
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Council Tax Band

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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.

