

FREEHOLD



House - Semi-Detached

# 5 PORTICO AVENUE, ECCLESTON PARK, PRESCOT, L35 7JL

Asking Price

## £275,000

### FEATURES

- A traditional semi detached property
- Situated in a cul de sac location in a sought after location
- Entrance porch and entrance hall with original tiled flooring
- Lounge with feature fireplace, sitting room with inset fire
- Fitted kitchen with built in appliances
- Family bathroom with a three piece suite
- Gardens to the front and rear
- Driveway for off road parking
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached

## located in Prescot

Situated on the charming Portico Avenue in Eccleston Park, Prescot, this delightful semi-detached house offers a perfect blend of traditional elegance and modern convenience. With three well-proportioned bedrooms and a thoughtfully designed layout, this property is ideal for families or those seeking a comfortable home.

As you enter, you are greeted by an inviting entrance hall adorned with original tiled flooring, setting the tone for the character that flows throughout the home. The spacious lounge features a lovely fireplace, creating a warm and welcoming atmosphere, while the adjacent sitting room provides additional space for relaxation or entertaining guests. The fitted kitchen is equipped with built-in appliances, making meal preparation a pleasure, and it seamlessly leads to a large conservatory that bathes the area in natural light, perfect for enjoying the garden views.

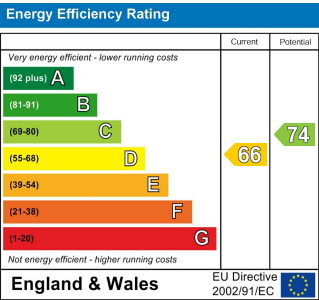
On the first floor, you will find three bedrooms, each offering ample space and comfort. The shower room is fitted with a modern three-piece suite, ensuring convenience for the household.

Outside, the property boasts well-maintained gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings. A driveway accommodates several vehicles, adding to the practicality of this charming home.



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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.

