

LEASEHOLD



House - End Terrace

# 15 STATION ROAD BOULEVARD, PRESCOT, MERSEYSIDE, L34 5AB

Asking Price

## £200,000

### FEATURES

- A lovely three bedroom, three storey end town house
- Entrance hall, downstairs cloaks
- Fitted kitchen with built in appliances
- Main bedroom with an en suite on the second floor
- Within walking distance of Prescot retail park and Prescot station
- Lounge/dining room with french doors to the garden
- Two bedrooms and family bathroom on the first floor
- Gardens to the front and rear



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# 3 Bedroom House - End Terrace located in Prescott

Nestled on Station Road Boulevard in the charming town of Prescott, this delightful three-storey end terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge/dining room. This inviting space features French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen is equipped with built-in appliances, making it a practical and stylish area for culinary pursuits. Additionally, a convenient downstairs cloakroom enhances the functionality of the ground floor.

The first floor boasts two generously sized bedrooms, complemented by a family bathroom that showcases a contemporary suite. Ascending to the second floor, you will find the main bedroom, which benefits from a large en suite shower room, providing a private retreat for relaxation.

Outside, the property features gardens to both the front and rear, offering a pleasant outdoor space for leisure and enjoyment. An allocated parking space at the rear ensures that you have convenient access to your vehicle.

Situated within walking distance of Prescott Retail Park and the train station, this home is perfectly positioned for those who appreciate easy access to local amenities and excellent motorway links. With local schools nearby, it is an ideal location for families. An early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

## **Entrance Hall**

UPVC part glazed front door. Stairs to the first floor accommodation. Central heating radiator with decorative cover

## **Cloaks**

Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Central heating radiator. Xpelair fan

## **Lounge/Dining Room**

16'4 x 12'10

UPVC double glazed french doors leading to the rear garden. Understairs storage cupboard. Central heating radiator.

## **Kitchen**

10'10 x 5'9

UPVC double glazed window to the front aspect. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces with matching upstands. There is a single bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven, dishwasher and extractor hood. Plumbed for an automatic washing machine. Central heating radiator

## **Landing**

Central heating radiator with decorative cover. Doors to all rooms. Stairs to the second floor.

## **Bedroom Two**

10'8 to wardrobes x 9'2

UPVC double glazed window to the rear aspect. Fitted mirror fronted wardrobes. Central heating radiator.

## **Bedroom Three**

12'9 max x 9'10 max

Two UPVC double glazed windows to the front aspect. Two central heating radiators.

## **Bedroom One (second floor)**

12'11 x 10'0

Two velux windows. Built in storage cupboard. Central heating radiator. Loft access point

## **En Suite**

UPVC double glazed dormer style window to the front aspect. Fitted with a three



piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Built in storage. Central heating radiator. Xpelair fan

### **External**

At the rear of the property is a paved patio area with a garden laid to lawn.

At the front is a lawned garden with steps leading to the front door.

There is an allocated parking space at the rear

### **AGENTS NOTES**

Please note this property is leasehold. The length of the lease is 250 years from January 2008. The current ground rent is £387.99 per year and the service charge is £231.80 per year





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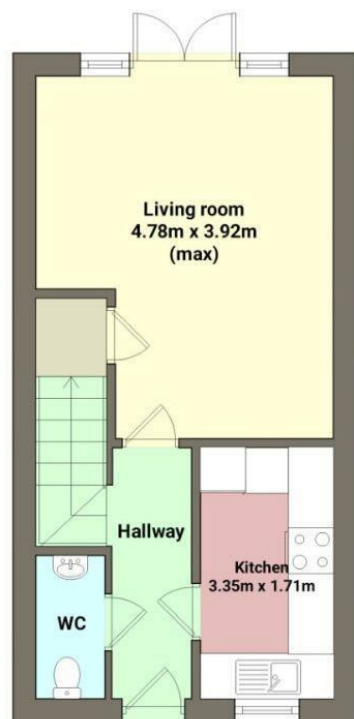
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Council Tax Band

**C**



Ground floor  
Area: 30.79 m<sup>2</sup>



First floor  
Area: 30.95 m<sup>2</sup>



Second floor  
Area: 24.11 m<sup>2</sup>

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 78      | 83                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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