



House - Semi-Detached

# 27 MOLYNEUX CLOSE, PRESCOT, MERSEYSIDE, L35 5DZ

Per Calendar Month

## £850 Per

### FEATURES

- A lovely two bedroom semi detached property
- Within close proximity to Whiston Hospital
- Close to local schools, shops and transport links
- Entrance hall and downstairs cloaks
- Lounge with french doors to the garden
- Fitted kitchen with built in appliances
- Family bathroom with a modern three piece suite
- Garden at the rear and driveway at the front
- Offered with no onward chain
- An early viewing is advised



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# 2 Bedroom House - Semi-Detached located in Prescot

Situated in the tranquil cul-de-sac of Molyneux Close, Prescot, this charming semi-detached house presents an excellent opportunity for first-time buyers. Built in 1950, the property spans an impressive 915 square feet and is conveniently located within walking distance of local shops, schools, Whiston Hospital, and various transport routes, making it an ideal choice for those seeking both comfort and accessibility.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed lounge, featuring delightful French doors that open onto the garden, allowing for an abundance of natural light. The fitted kitchen, complete with built-in appliances, offers a practical space for culinary endeavours. Additionally, the ground floor benefits from a convenient downstairs cloakroom.

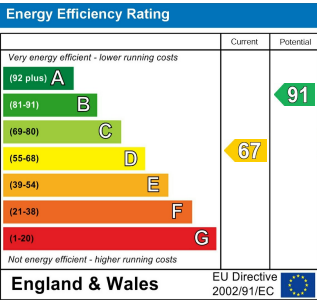
The first floor comprises two generously sized bedrooms, perfect for relaxation or study, alongside a modern family bathroom equipped with a stylish three-piece suite. The property is further enhanced by a lovely garden laid to lawn, providing an inviting outdoor space for leisure and enjoyment. The front of the house features a driveway, offering off-road parking for one vehicle.

Offered with no onward chain, this property is ready for you to make it your own. We highly recommend an early viewing to fully appreciate the potential of this delightful home. With an EPC grade of C, it also promises energy efficiency, making it a wise investment for the future.



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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.



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