



House

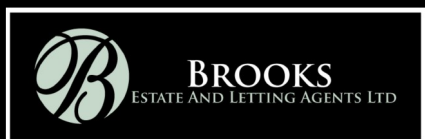
10 BIRCH GROVE, PRESCOT, MERSEYSIDE, L35 5AU

Per Calendar Month

£1,100 Per

FEATURES

- Three bedroom semi detached property
- Situated close to Whiston Hospital and local schools
- Entrance hall, lounge with feature fireplace
- Dining room and fitted kitchen with appliances
- Three bedrooms and family shower room
- Well tended garden at the rear
- Garden fronted with pathway to the front door
- We recommend an early viewing



3 Bedroom House located in Prescott

Nestled in the charming Birch Grove area of Prescott, this beautifully presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families or professionals, the property is conveniently located within walking distance of Whiston Hospital, local schools, and public transport links, making daily commutes and errands a breeze.

Upon entering, you are welcomed by a spacious entrance hall that leads to a delightful lounge featuring a cosy fireplace, perfect for relaxing evenings. The dining room provides an inviting space for family meals and gatherings, while the fitted kitchen, equipped with built-in appliances, caters to all your culinary needs.

The first floor boasts three generously sized bedrooms, each offering ample space for rest and relaxation. A well-appointed family shower room completes the upper level, ensuring convenience for all residents.

Externally, the property features a lovely rear garden, complete with a patio area for outdoor dining and a lawn for children to play or for gardening enthusiasts to enjoy. The front garden adds to the property's curb appeal, with a charming pathway leading to the front door.

With an Energy Performance Certificate (EPC) grade of C, this home is not only stylish but also energy-efficient. We highly recommend an early viewing to fully appreciate all that this delightful property has to offer.

Entrance Hall

UPVC double glazed window to the side aspect. Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator. Understairs storage cupboard.

Lounge

18'9 x 10'9

UPVC double glazed french doors leading to the rear garden. Feature fireplace

housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Coved ceiling.

Dining Room

7'8 x 6'5

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

Kitchen

10'3 x 8'3

UPVC double glazed window to the rear aspect. 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. Integral appliances include a gas hob, electric oven and extractor hood. Tiled splashbacks. UPVC part glazed window to the side.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms

Bedroom One

10'8 x 8'9

UPVC double glazed window to the front aspect. Fitted wardrobes

Bedroom Two

11'6 x 8'5

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

Bedroom Three

8'2 x 6'5

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

Shower Room

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a vanity unit housing a wash hand basin and a low level wc. Column radiator. UPVC panelled walls.

External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub displays and a garden shed.
At the side is a lawned garden with a gate to the front



Call us on

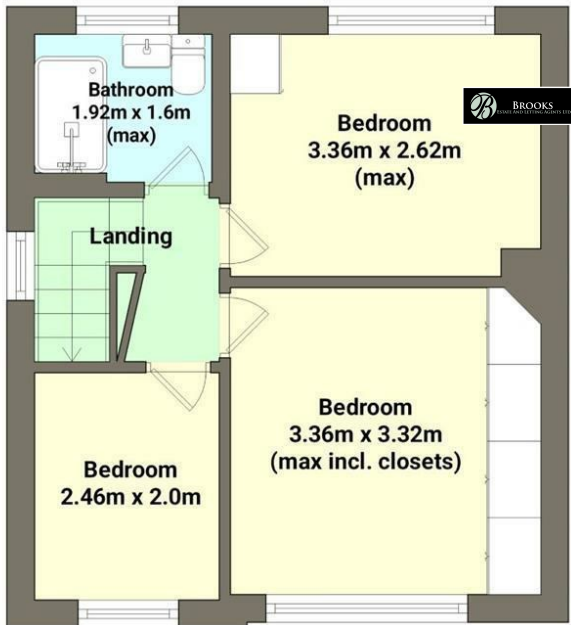
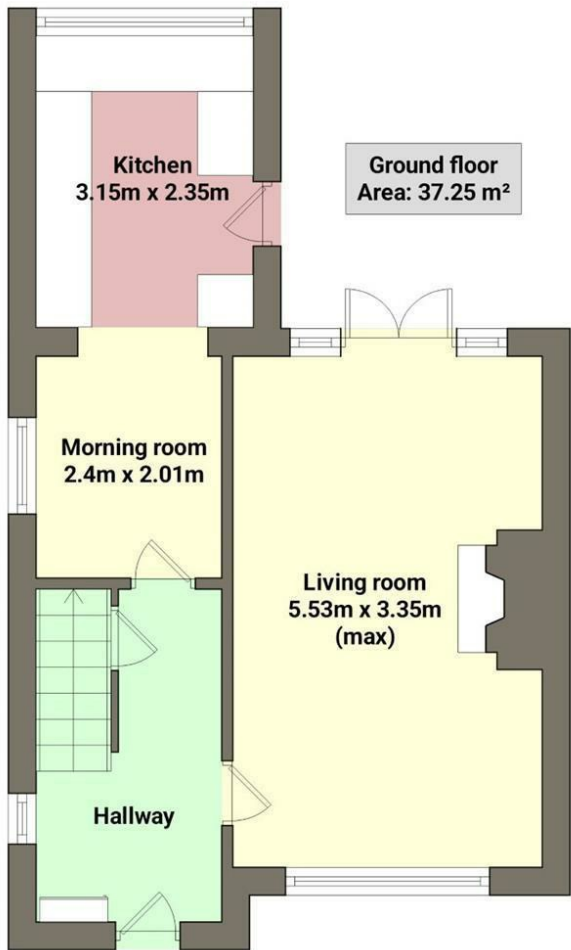
0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band

B



First floor
Area: 31.28 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		
	EU Directive 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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