



FREEHOLD



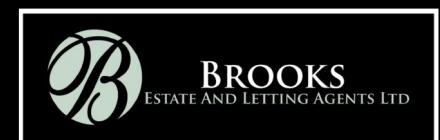
House - Semi-Detached

**2 OLD LANE,  
ECCLESTON PARK,  
PRESCOT,  
MERSEYSIDE, L34  
2RG**

Offers Over  
**£375,000**

#### FEATURES

- Extended four bedroom semi detached property
- Situated in a sought after location close to excellent schools
- Family Room/Dining Room/Kitchen with built in appliances
- Two reception rooms with feature fireplaces
- Three double bedrooms and one single with an en suite shower room
- Family bathroom with a three piece suite including a rolltop bath
- Garden to the side with artificial lawn and shrub borders
- Side gravelled area



# 4 Bedroom House - Semi-Detached located in Prescot

## Entrance Hall

Amico flooring. Central heating radiator. Stairs to the first floor with twisted spindles. Understairs storage cupboard. UPVC double glazed window to the front aspect.

## Family Room/Kitchen/Dining Room

25'5 x 21'2

UPVC double glazed sliding doors leading to the garden. Karndean flooring. Column radiator. Fitted with a range of white gloss wall and base units comprising of cupboards, drawers and quartz worktops. Central island with a single bowl sink with mixer tap and quartz top. Integral appliances include a five ring gas hob, two electric ovens and grills, two built in fridge freezers, dishwasher and wine cooler. Overhead lantern and inset ceiling spotlights.

## Lounge

12'10 x 15'5

UPVC double glazed window to the front aspect. Central heating radiator. Cast iron fireplace housing a 'real fire' with a tiled inset and hearth.

## Sitting Room

14'6 x 12'3

UPVC double glazed bay window to the front aspect. and UPVC double glazed window to the side. Cast iron fireplace housing a living flame gas fire on a tiled inset. Central heating radiator.

## Landing

Part panelled walls. Doors to all rooms. Loft access point with pull down ladder.

## Bedroom One

15'5 x 12'1

UPVC double glazed bay window to the front aspect. Feature cast iron fireplace. Central heating radiator. Picture rail

## Bedroom Two

15'4 x 11'6

UPVC double glazed bay window to the front aspect. Feature cast iron fireplace. Central heating radiator. Picture rail

## Bedroom Three

12'6 x 11'5

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

## Bedroom Four

12'6 x 9'3 max

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

## En Suite

Fitted with a three piece suite comprising of a step in shower enclosure, a wash hand basin and a low level wwc. Tiled walls with inset tiled border. Inset ceiling spotlights.

## Bathroom

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a free standing rolltop bath with claw feet and shower attachment, a pedestal wash hand basin and a high flush wc. Radiator with heated towel rail.

## External

At the side of the property is a garden with artificial lawn, trees and shrub displays.

At the front is a gravelled area.



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA

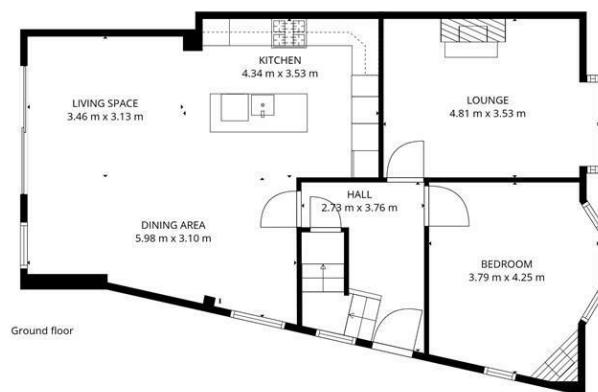
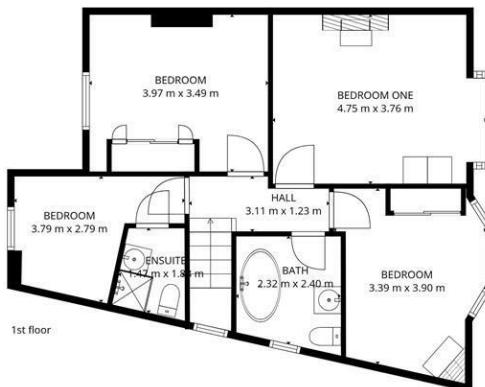
Call us on

**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)  
[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**D**



**TOTAL: 151 m<sup>2</sup>**

Ground floor: 84 m<sup>2</sup>, 1st floor: 67 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 9 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

