



2, Layton Way, Prescot, L34 5NR

£310,000

*David
Davies* *Collection*

2, Layton Way, Prescot, L34 5NR

- EPC: C
- Council Tax Band: C - Knowsley
- Freehold
- No Onward Chain
- Detached Property
- Two Reception Rooms
- Two Bathrooms
- Four Bedrooms
- Garage Conversion
- Driveway Parking

David Davies Sales & Lettings Agent are delighted to present to the market this well-proportioned and modernised four-bedroomed detached 'freehold' family home. Located in a popular residential area of Prescot, and offered with 'No Onward Chain.'

This spacious property is ideal for growing families, benefiting from a garage conversion which adds a substantial second reception room to the ground floor.

Upon entry, you are greeted by a welcoming entrance hallway which includes a convenient ground floor WC, setting the tone for the practical layout throughout.

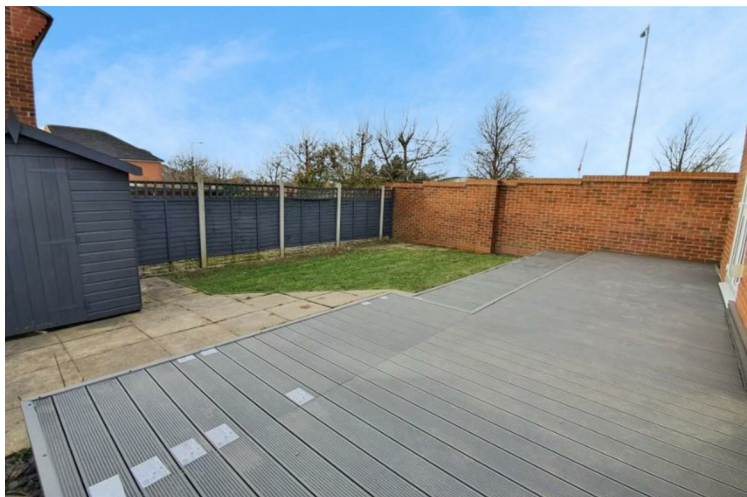
The modern fitted kitchen has been finished to a high standard and comes complete with integrated oven, hob, extractor fan, under-counter fridge and freezer, as well as a breakfast bar—perfect for casual dining. To the rear, a generously sized living room flows through to a dedicated dining space, with patio doors that open directly onto a newly decked terrace and a private rear garden, offering a lovely setting for entertaining or relaxing.

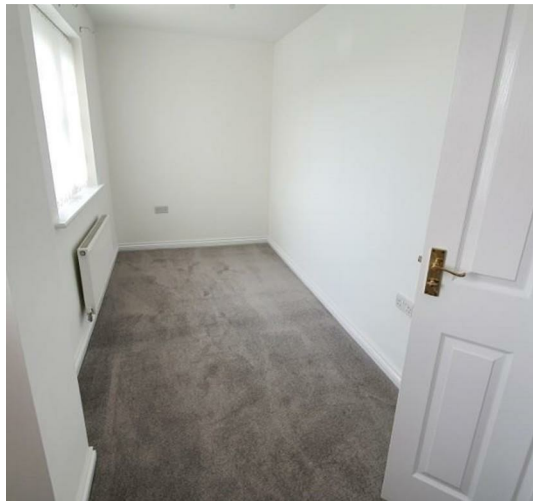
To the first floor, a spacious landing area leads to four well-proportioned bedrooms, ideal for family life or those needing space to work from home. The accommodation is completed by a stylish modern family bathroom, featuring a contemporary suite with a rainfall shower over the bath, sleek vanity unit with wash basin, and low-level WC.

Externally, the home offers off-road driveway parking, while further benefits include gas central heating, double glazing throughout, and an excellent location within close proximity to local amenities, schools, and major transport links including the A580, M57, and M62, making it ideal for commuters.

The property is currently tenanted but will be vacant come completion.

EPC: C







David Davies

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David Davies

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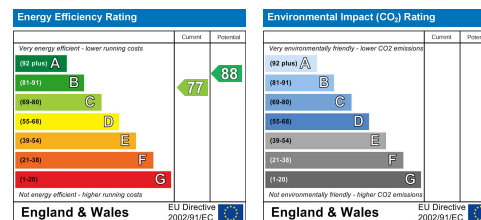
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