



3  1  1 

Kingsway, Prescot L35

£130,000

**BELVOIR!**



## Key Features

- > Three Bedroom
- > Spacious Garden
  - > Kitchen/Diner
- > Tenure: Freehold
  - > EPC rating C

This property is ideally situated within walking distance of Whiston Hospital and close to Prescott's lively town centre, featuring the Shakespeare Theatre and a variety of bespoke shops and entertainment venues, presenting an excellent chance for those looking to step onto the property ladder.

Entering the property, you are welcomed into a generous living room, which flows into a sizable kitchen diner, providing plenty of room for reconfiguration. Off the kitchen, a vestibule area grants access to the expansive rear garden and the ground floor bathroom.

Ascending to the upper level, you'll find three bedrooms, with the primary bedroom being particularly large, boasting two windows and a storage cupboard.

The exterior does not disappoint, offering a substantial rear garden with a patio and an elevated lawn area.

We believe this home presents a wonderful opportunity for its new owners to create a delightful family home.



## FRONT

Two story mid terrace

## LIVING ROOM

11'10" x 13'6" (3.6m x 4.1m)

Windows to front aspect. Wood effect flooring. Feature fireplace. Radiator to wall.

## KITCHEN/DINER

8'7" x 16'9" (2.6m x 5.1m)

Window to rear aspect. Wood effect flooring. Storage cupboard. Fitted with a range of blue cupboards and drawers. Access point to vestibule and bathroom areas.

## VESTIBULE

2'11" x 6'10" (0.9m x 2.1m)

Door to side aspect. Wood effect flooring. Work surface and plumbing for washing machine.

## BATHROOM

5'9" x 6'10" (1.8m x 2.1m)

Frosted window to rear aspect. Wood effect flooring. Bath tub with overhead shower, wc and pedestal sink.

## BEDROOM ONE

10'9" x 13'7" (3.3m x 4.1m)

Two windows to front aspect. Wood effect flooring. Radiator to wall. Storage cupboard.

## BEDROOM TWO

8'10" x 11'7" (2.7m x 3.5m)

Window to rear aspect. Carpeted flooring. Radiator to wall. Storage cupboard

## BEDROOM THREE

7'9" x 8'6" (2.4m x 2.6m)

Window to rear aspect. Carpeted flooring. Radiator to wall.

## REAR GARDEN

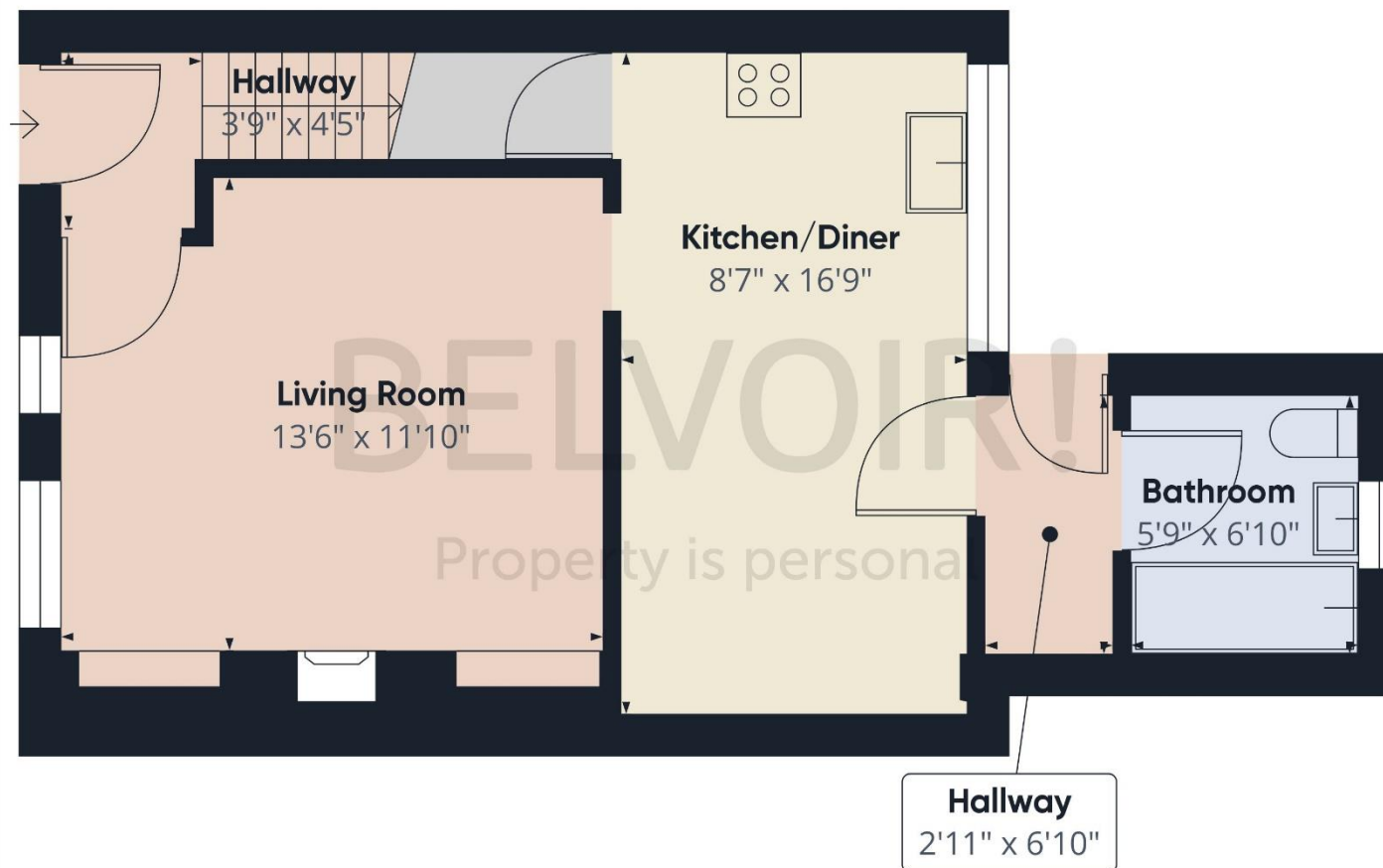
Concrete paved patio area. Steps leading up to a raised lawn

## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.







Approximate total area<sup>(1)</sup>  
403.65 ft<sup>2</sup>

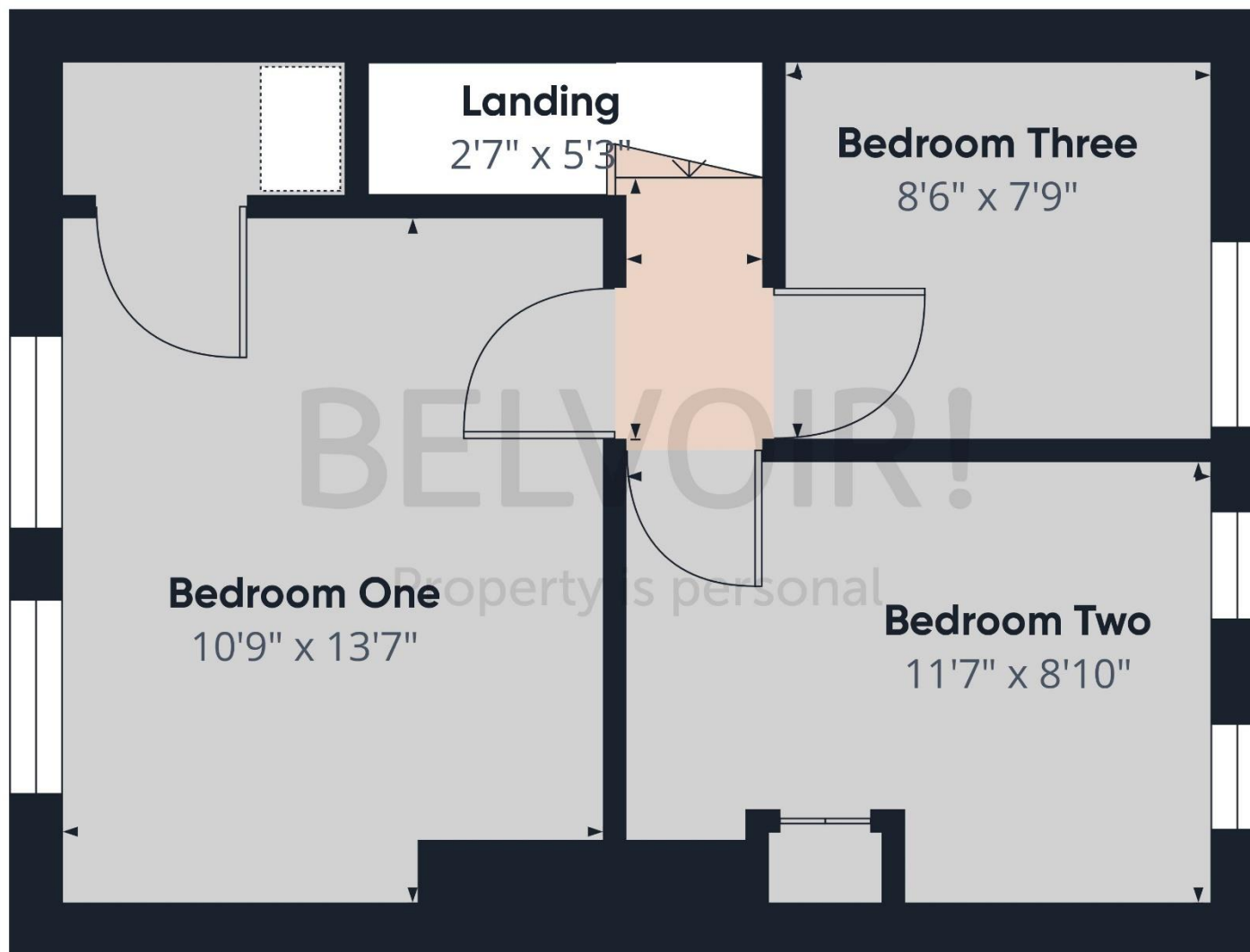
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>  
331.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Contact us today to arrange a viewing...

# BELVOIR!

<https://www.belvoir.co.uk/liverpool-prescot-estate-agents/>

0151 430 0041