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Saunders Avenue, Prescot L35

£160,000

BELVOIR!
Property is personal



Key Features

- > Four Bedrooms
- > Open Plan Living/Dining
 - > Utility Room with WC
 - > Original kitchen pantry
 - > Tenure: Freehold
 - > EPC rating in progress

Great potential awaits with this four bedroom terraced home with two receptions, spacious kitchen additional utility area and rear garden. Convenient to Whiston Hospital and Prescot Town Centre.

A spacious entrance hallway greets as you enter the home and from here you enter in to an open living room and dining room spanning the full length of the property and offering ample space to make your own.

The kitchen area is accessible via both the hallway and the dining area and is of good size. From the kitchen you access a utility room which provides entry to the rear garden.

To the upper floor you will discover four bedrooms all with storage spaces. The family bathroom offers a three piece bathroom suite.

To the rear the garden area offers its new owner a quaint area to relax as it is sheltered by several mature trees and shrubs.

In our opinion the home has great potential and could even be reconfigured upstairs to potentially allow an en suite bathroom. A great project for someone and priced with that in mind.





FRONT

Two Storey

ENTRANCE HALL

7'0" x 11'6" (2.1m x 3.5m)

Door with glass side panels and insert. Carpet to floor. Radiator to wall.

LIVING ROOM

13'4" x 11'7" (4.1m x 3.5m)

Window to front aspect. Carpet to floor. Radiator to wall.

DINING ROOM

9'9" x 10'4" (3m x 3.1m)

Sliding doors to rear aspect. Carpet to floor. Radiator to wall.

KITCHEN

9'11" x 10'7" (3m x 3.2m)

Window and door to rear aspect. Vinyl flooring. Upper and lower kitchen cabinets and worktops. Boiler Cupboard.

UTILITY

5'9" x 11'4" (1.8m x 3.5m)

Window to rear aspect. Door to side. Carpeted flooring

LANDING

5'3" x 6'4" (1.6m x 1.9m)

Carpeted flooring. Wooden banister.







BEDROOM ONE

9'8" x 11'0" (2.9m x 3.4m)

Window to front aspect. Built in wardrobe and storage cupboard. Carpeted flooring. Radiator to wall.

BEDROOM TWO

9'9" x 9'10" (3m x 3m)

Window to rear aspect. Two built in cupboards. Carpeted flooring. Radiator to wall.

BEDROOM THREE

5'7" x 13'1" (1.7m x 4m)

Window to front aspect. Carpeted flooring. Storage cupboard.

BEDROOM FOUR

6'10" x 7'5" (2.1m x 2.3m)

Window to rear aspect. Carpeted flooring. Storage cupboard.

BATHROOM

6'11" x 7'4" (2.1m x 2.2m)

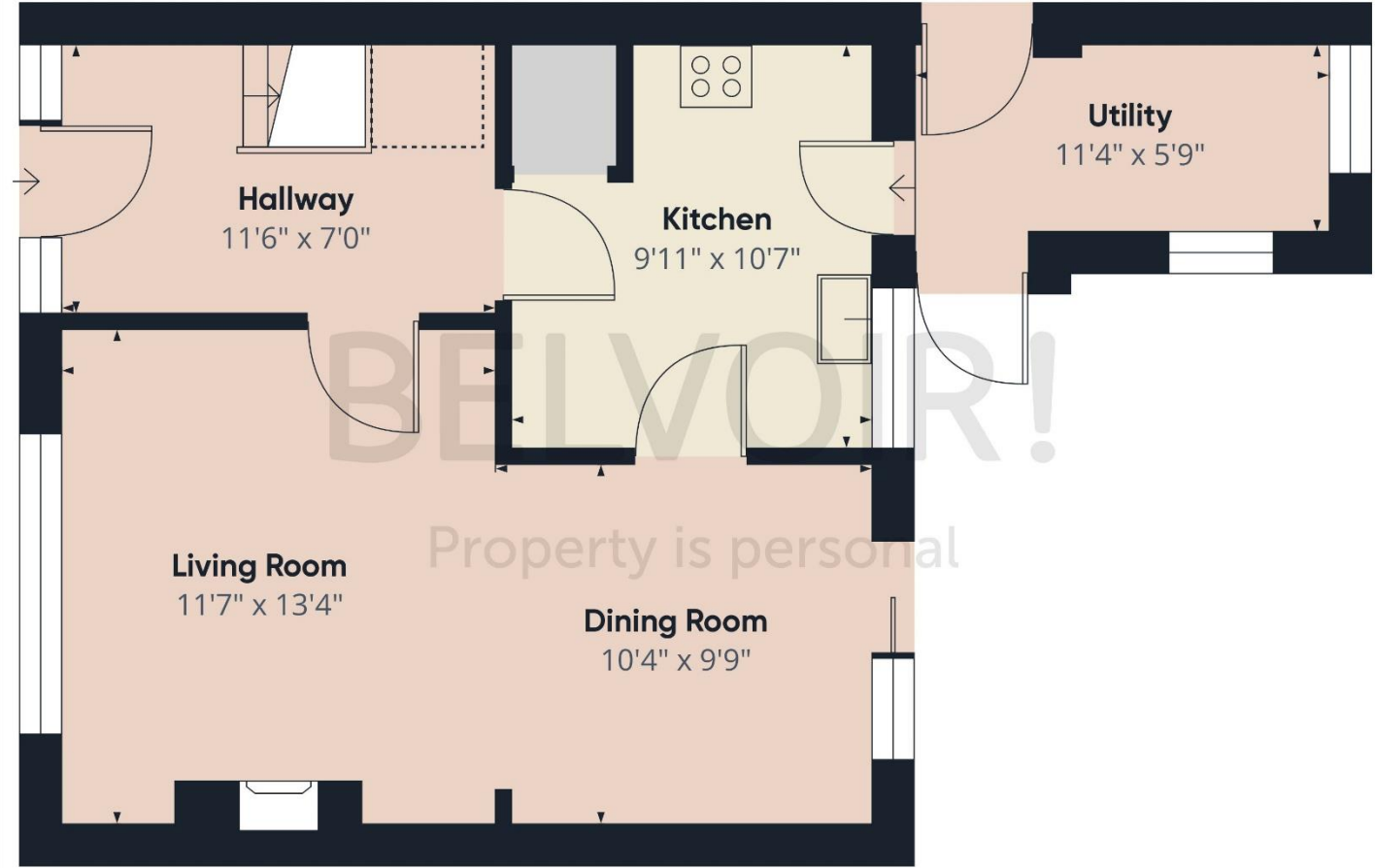
Window to rear aspect, Fitted with a three piece bathroom suite. Tiled walls. Radiator to wall.

GARDEN

Grassed lawen. Mature shrubs.

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⁽¹⁾
503.97 ft²

Reduced headroom
7.32 ft²

(1) Excluding balconies and terraces

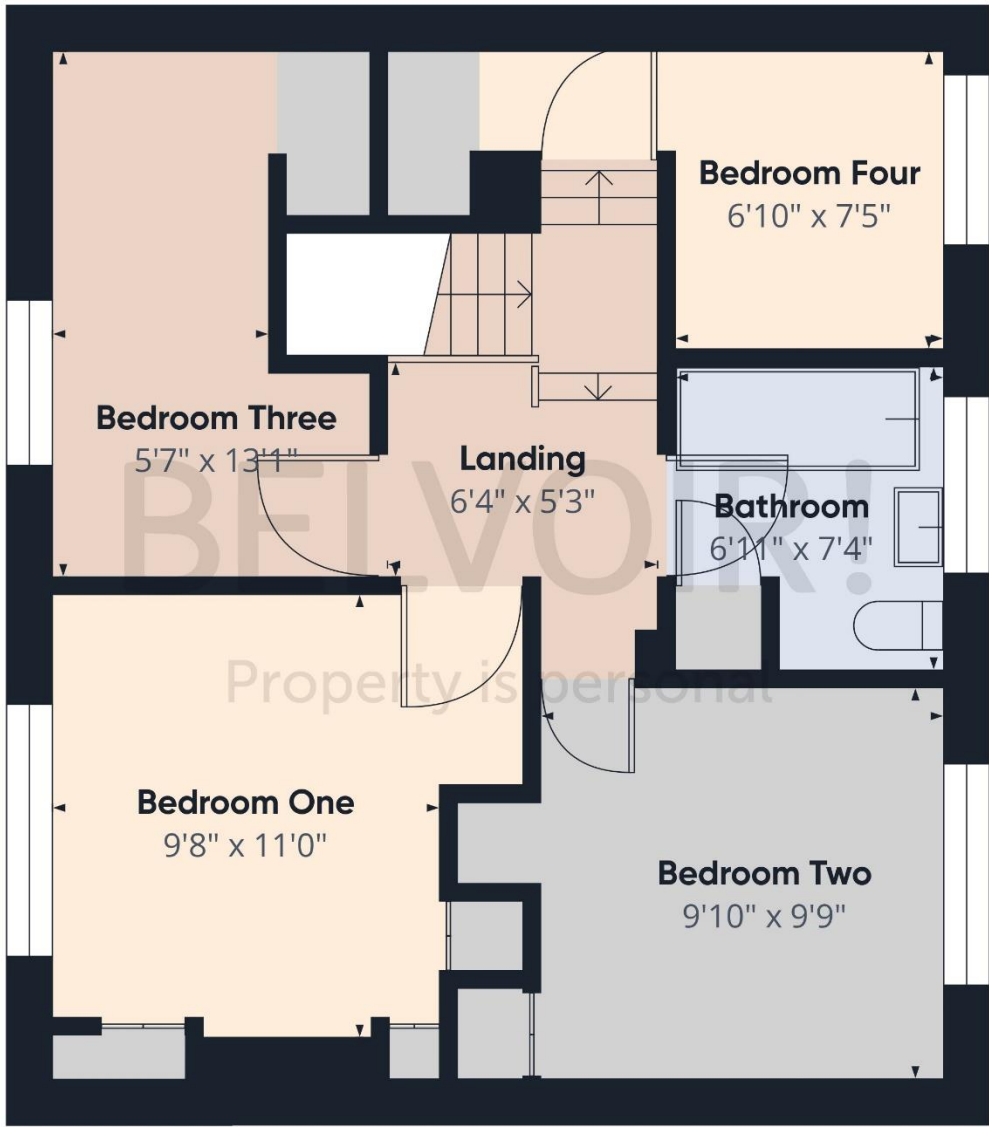
Reduced headroom
..... Below 5 ft

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.

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Floor 1



Floor 2



Approximate total area⁽¹⁾
496.97 ft²

(1) Excluding balconies and terraces

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Contact us today to arrange a viewing...

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