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Elm House, Prescot L34

£80,000

**BELVOIR!**



## Key Features

- > Two Bedrooms
  - > Duplex
- > Convenient to Prescot Town Centre
  - > No Chain
- > Tenure: Leasehold
  - > EPC rating D

Great Investment or First-Time Buyer Opportunity!

Welcome to this charming property, perfect for investors or first-time buyers. Duplex home located on the second and third floors.

Ground Floor:

Spacious living room, ideal for relaxation and entertaining. Large kitchen with integrated oven and gas hob, perfect for culinary enthusiasts.

First Floor:

Two spacious bedrooms, offering comfort and ample space. Family bathroom, conveniently located.

Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing!





## EXTERIOR

Second and third Floor Duplex

## LIVING ROOM

11'6" x 13'7" (3.5m x 4.1m)

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

## KITCHEN

8'5" x 10'4" (2.6m x 3.1m)

Window to front aspect. Wood effect vinyl flooring. Range of upper and lower cabinets and drawers. Radiator to wall

## LANDING

3'2" x 10'6" (1m x 3.2m)

Carpeted flooring. Wooden banister

## BEDROOM ONE

8'10" x 14'10" (2.7m x 4.5m)

Window to front. Carpeted flooring. Radiator to wall

## BEDROOM TWO

8'7" x 13'1" (2.6m x 4m)

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

## BATHROOM

5'5" x 5'11" (1.7m x 1.8m)

Frost Window. Vinyl tile effect flooring. Bathtub with overhead shower and glass screen, wc and pedestal sink and radiator to wall.

## 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.



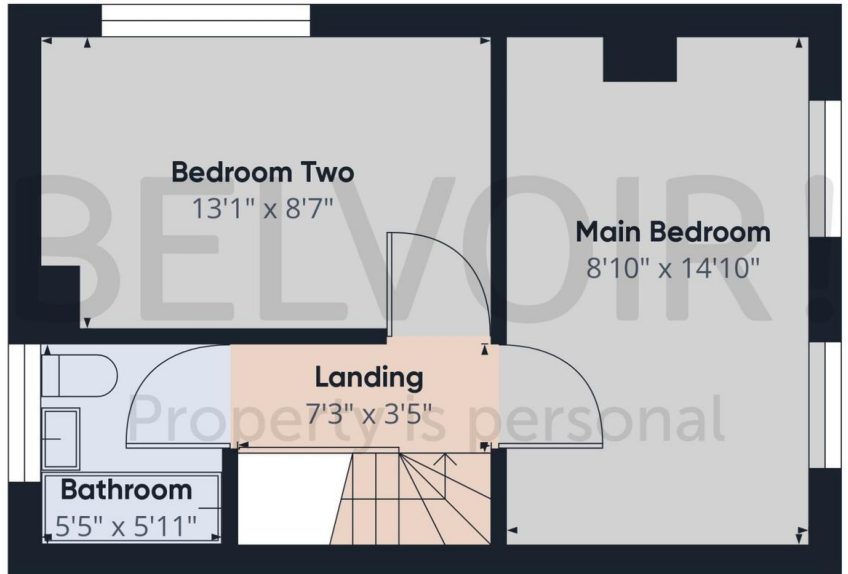








Floor 0



Floor 1



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

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.

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Contact us today to arrange a viewing...

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