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Scotchbarn Lane , Prescot L34

£155,000

**BELVOIR!**



## Key Features

- > MID-TERRACE
- > THREE BEDROOMS
- > TWO RECEPTIONS
- > PRIME LOCATION
- > Tenure: Leasehold
- > EPC rating D



Welcome to this delightful Mid-terrace house Situated on the ever-popular Scotchbarn Lane in Prescot, this deceptively spacious three-bedroom mid-terrace home offers an exceptional opportunity for first-time buyers, growing families, or savvy investors alike. With two generously sized reception rooms, a practical kitchen, and three comfortable bedrooms, the property combines character and space with day-to-day convenience in a popular location.







Upon entering the home, you are welcomed into a bright and airy front reception room featuring a large bay window, the room is currently being used as an additional fourth bedroom. A second reception room to the rear adds even more flexibility—perfect as a dining area, family room, home office, or playroom depending on your needs.

The kitchen is well-proportioned and functional, fitted with ample storage and counter space for all your culinary needs. It also provides direct access to the rear courtyard.

Upstairs, the property boasts three well-sized bedrooms. Two of the bedrooms are spacious doubles, offering plenty of room for furniture and storage. The third bedroom, though slightly smaller, is perfect as a child's room, guest room, or even a walk-in wardrobe or dressing room. The family bathroom is tastefully finished and includes a modern three-piece suite with a stylish walk-in shower enclosure.

Located just a short walk from Prescot town centre, this home benefits from a wide range of local amenities including shops, cafes, supermarkets, and the popular Prescot Retail Park. Families will appreciate the close proximity to highly regarded schools such as St. Mary & St. Paul's Primary School and Prescot School.

For commuters, Prescot Train Station is nearby, offering direct links to Liverpool and Manchester, while easy access to the M57 and M62 motorways makes commuting by car just as convenient. Don't miss the opportunity to view this spacious, well-located home with so much potential.



## FRONT

Two storey mid terrace

## HALLWAY

3'1" x 10'8" (0.9m x 3.3m)

Door to front aspect. Vinyl to floor. Carpet to floor. Radiator to wall.

## RECEPTION

10'0" x 13'7" (3m x 4.1m)

Bay window to front aspect. Carpet to floors. Radiator to wall.

## RECEPTION/LIVING ROOM

11'5" x 13'3" (3.5m x 4m)

Window to rear aspect. Radiator to wall. Carpet to floors.

## KITCHEN

9'5" x 12'0" (2.9m x 3.7m)

Door to rear aspect. Window to rear aspect. Tiles to floors. Sink to wall. Upper and lower wooden cupboards.

## STAIRS/LANDING

5'7" x 13'3" (1.7m x 4m)

Carpet to stairs. Wooden banister to wall.

## BATHROOM

9'6" x 3'10" (2.9m x 1.2m)

Window to rear aspect. Grey tiles to floors. Vertical radiator to wall. Basin to wall. Toilet to wall. Shower cubical to wall.

## MAIN BEDROOM

14'11" x 11'2" (4.5m x 3.4m)

Window to front aspect. Grey carpets to floor. radiator to wall.

## BEDROOM TWO

8'9" x 13'2" (2.7m x 4m)

Window to rear aspect. Radiator to wall. Carpet to floors.

## BEDROOM THREE

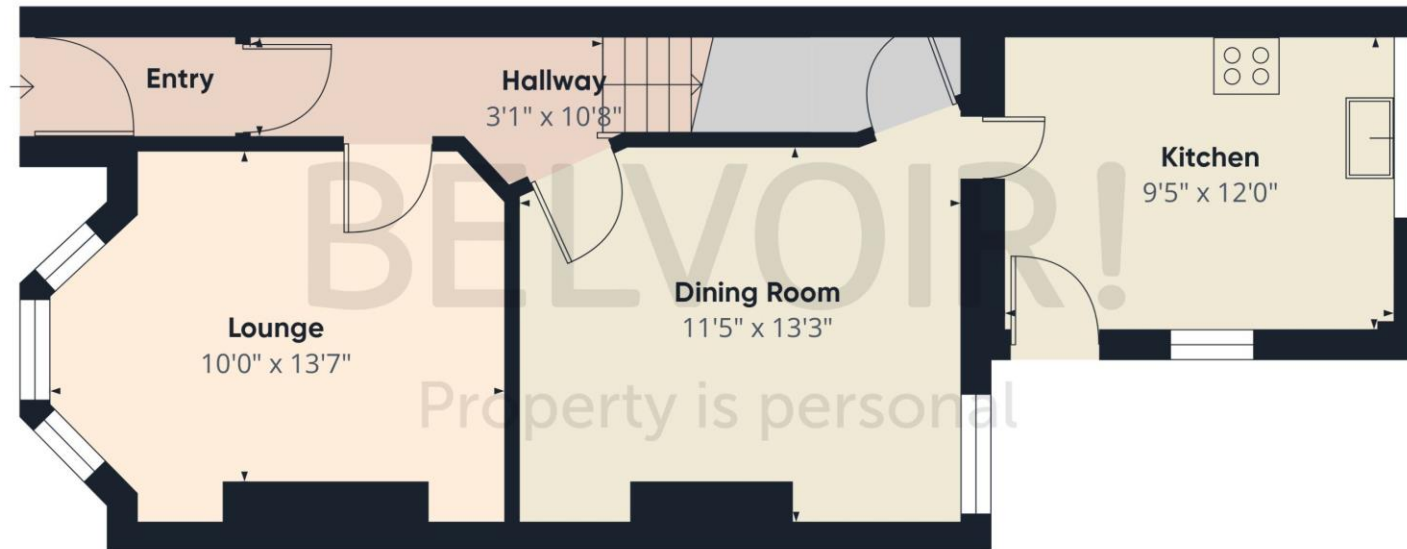
6'3" x 7'9" (1.9m x 2.4m)

Window to rear aspect. Radiator to wall. Carpets to floors.

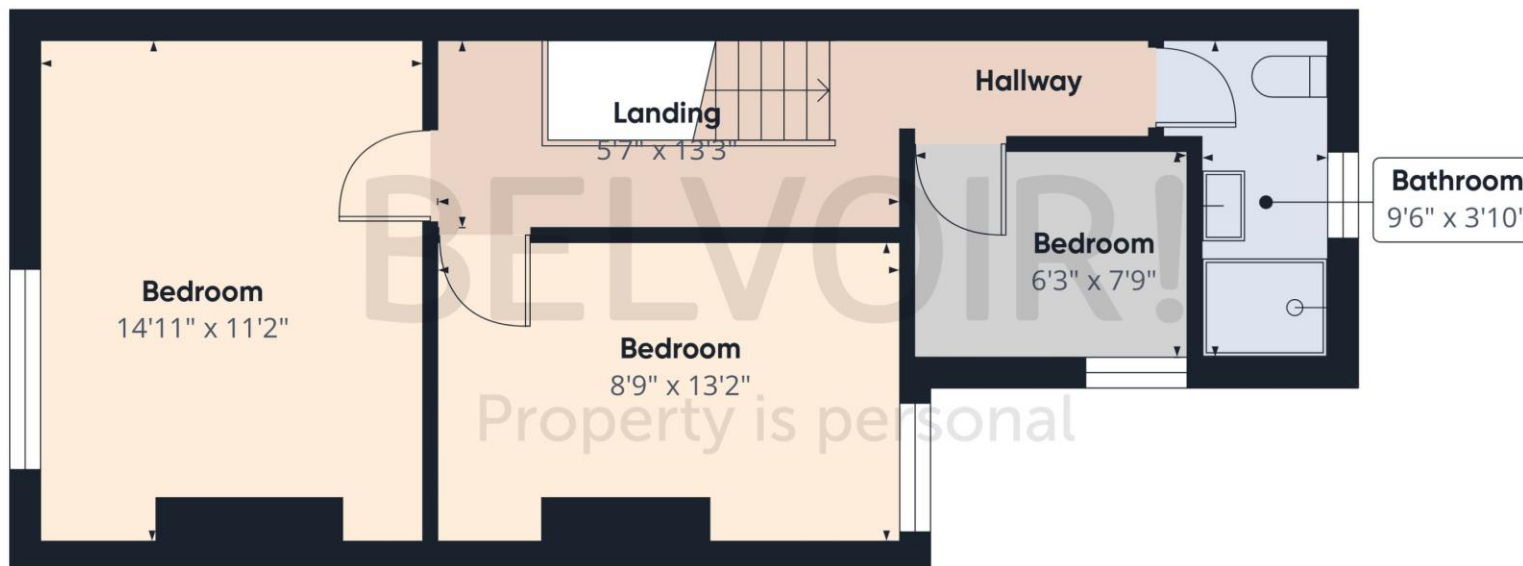
## SALES DISCLAIMER

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

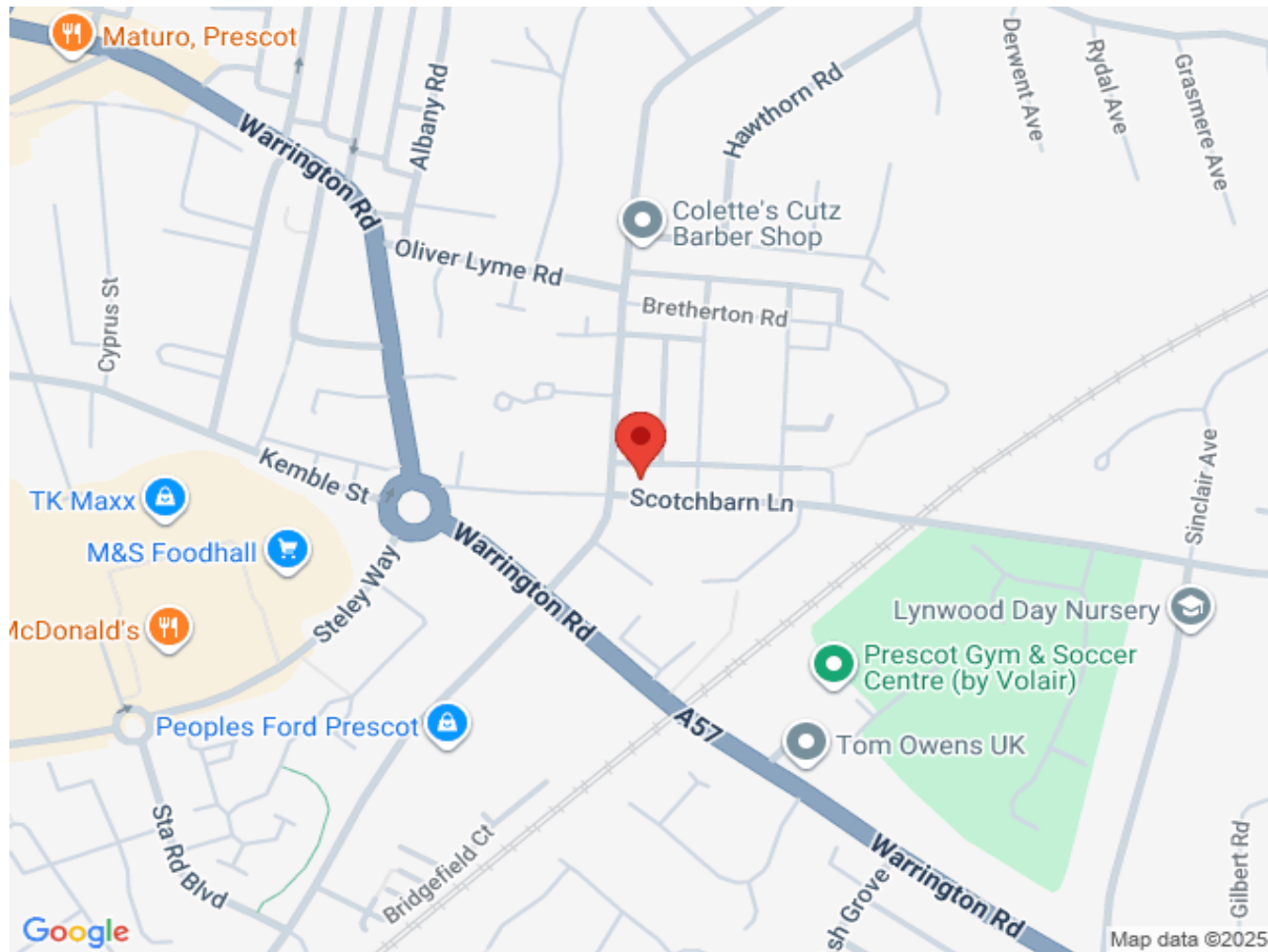


**Approximate total area<sup>(1)</sup>**  
915 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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