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Fox Clump Way, Prescot

£295,000

BELVOIR!



Key Features

- > FOX CLUMP WAY
- > THREE DOUBLE BEDROOMS
- > DOUBLE DRIVEWAY
 - > TOWNHOUSE
 - > DRIVEWAY
 - > EN-SUITE
- > Tenure: Freehold
- > EPC rating B
- > EV Charging Point







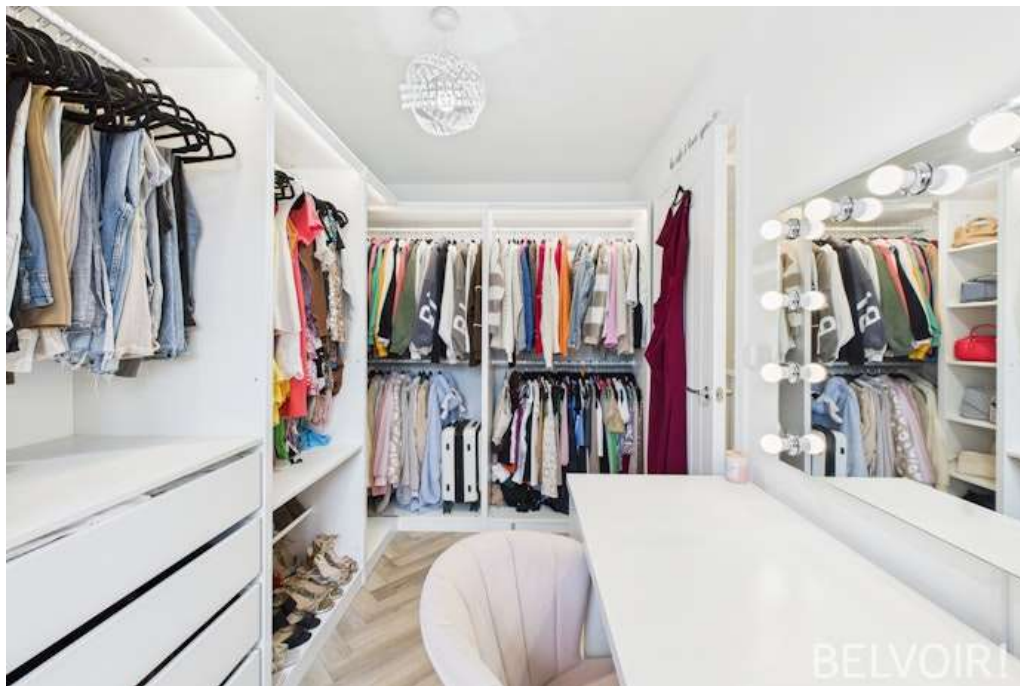
This impressive three-bedroom semi-detached townhouse offers contemporary living across three beautifully designed floors. Nearly new and presented in excellent condition, the property combines modern style with practical design, making it an ideal home for families or professionals.

Upon entering, the welcoming hallway leads to a spacious and bright living area featuring elegant herringbone flooring that flows seamlessly throughout the ground floor. The modern kitchen is thoughtfully designed with quality finishes and integrated appliances, creating a perfect space for both cooking and entertaining. A convenient downstairs W.C/utility room complete with integrated washer/dryer adds to the home's functionality and allows for convenience when entertaining.

Upstairs, two generous double bedrooms share a well-appointed family bathroom, providing comfortable accommodation for family members or guests. The top floor is dedicated to the luxurious main bedroom suite, featuring a large en-suite shower room and stylish fitted wardrobes that maximise space while maintaining a sleek aesthetic.

Outside, the property boasts a double driveway with ample off-road parking and a convenient EV charger, complemented by a private rear garden ideal for relaxing or entertaining. Blending sleek contemporary design with spacious interiors and a sought-after location, this townhouse exemplifies modern living at its finest

The property enjoys an excellent location offering a wide range of nearby amenities. Several highly regarded primary and secondary schools, including St Leo's & Southmead Catholic Primary and St Edmund Arrowsmith Catholic Academy, are within easy reach, making it ideal for families. Whiston train station is less than a mile away, providing convenient rail links for commuters, while local bus routes and major road connections ensure excellent accessibility across the region. Everyday essentials are close at hand, with local shops, supermarkets, and healthcare facilities all nearby, and the vibrant centres of Prescot and Rainhill offering a selection of restaurants, cafes, and leisure options just a short drive away.





ENTRANCE HALLWAY

7'3" x 5'7" (2.2m x 1.7m)

Front door to front aspect, Herringbone style laminate flooring to floor, Radiator to wall.

LIVING ROOM

13'8" x 10'5" (4.2m x 3.2m)

Window to front aspect, Herringbone style laminate flooring to floor, Radiator to wall, Access to kitchen.

KITCHEN

8'9" x 13'11" (2.7m x 4.2m)

Vinyl to floor, Radiator to wall, Window to rear aspect, Integrated appliances, Wall & base units, Patio doors to rear aspect, Access to garden.

DOWNSTAIRS WC & UTILITY ROOM

5'5" x 6'9" (1.7m x 2.1m)

Vinyl to floor, Radiator to wall, WC, Basin set into a built-in cupboard unit.

LANDING

14'2" x 3'0" (4.3m x 0.9m)

Carpet to floor, Radiator to wall, Access to all rooms on the first floor.

BEDROOM ONE

9'3" x 13'11" (2.8m x 4.2m)

Herringbone style laminate flooring to floor, Radiator to wall, Window to rear aspect.

BEDROOM TWO

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

Herringbone style laminate flooring to floor, Radiator to wall, Window to front aspect.

BATHROOM

7'1" x 6'10" (2.2m x 2.1m)

Vinyl to floor, Heated Towel rail to wall, Bath with overhead shower, Basin, WC.

BEDROOM THREE

18'8" x 13'10" (5.7m x 4.2m)

Carpet to floor, Radiator to wall, Window to front aspect, Skylight to rear aspect, Access to en-suite.

EN-SUITE

7'4" x 4'7" (2.2m x 1.4m)

Vinyl to floor, Heated towel rail to wall, skylight to rear, WC, Basin, Shower cubicle.

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



Floor 2



Approximate total area⁽¹⁾
974 ft²
Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
—— Below 5 ft

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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