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Sinclair Avenue, Prescot

£250,000

**BELVOIR!**



## Key Features

- > NO CHAIN
- > SEMI DETACHED
- > LARGE PLOT
- > DOUBLE DRIVE
- > SINCLAIR AVENUE
  - > Tenure: Freehold
  - > EPC in progress





Welcome to Sinclair Avenue where this spacious three-bedroom semi-detached house presents a wonderful opportunity for families seeking a home with both comfort and potential. From the moment you step inside, the property exudes a welcoming atmosphere, with generously proportioned rooms that effortlessly combine practicality with character.



The living room is bright and airy, offering a warm and inviting space for relaxation or entertaining guests. Adjacent to this, the separate dining room provides a versatile area perfect for family meals, formal dining, or even as a home office or playroom, depending on your needs. The kitchen, while functional and well-laid-out, offers scope for further personalisation and improvement, making it a blank canvas for those looking to put their own stamp on the home.

Upstairs, three well-sized bedrooms offer comfortable accommodation for family members of all ages. Each room benefits from natural light, creating bright and cheerful spaces that are both restful and practical. The family bathroom completes the first-floor layout, providing essential amenities in a well-considered arrangement.

Externally, the property boasts a substantial back garden, providing an impressive outdoor space that is ideal for children, pets, or gardening enthusiasts. Combined with a double driveway at the front, the home offers both convenience and flexibility, making it an ideal choice for modern family living.





Sinclair Avenue itself is highly regarded, set within a friendly community with a strong local identity. The area benefits from excellent amenities, including a variety of shops, cafes, and recreational facilities, all within walking distance. Families will appreciate the proximity to well-regarded schools, including Prescot Primary School and The Prescot School, while commuters enjoy the convenience of Prescot Railway Station just minutes away, offering direct links to Liverpool and Manchester. Healthcare needs are also easily met, with Whiston Hospital within close reach. Residents can enjoy local parks, green spaces, and cultural attractions such as Prescot Museum and the Shakespeare North Playhouse, adding to the lifestyle appeal of this location.

This three-bedroom semi-detached home offers a rare combination of generous living space, a large outdoor area, and a highly convenient location. Perfectly suited for families or those looking to create their dream home in a sought-after part of Prescot, it represents a fantastic opportunity to secure a property with real potential in a thriving community.

**EPC in progress.**

#### **HALLWAY**

17'2" x 6'10" (5.2m x 2.1m)

Wood to floor. Door to front aspect. Radiator to wall. Stairs. Access to lower rooms.

#### **LOUNGE**

11'9" x 12'10" (3.6m x 3.9m)

Carpet to floor. Bay window to front aspect. Radiator to wall. Fireplace.

#### **RECEPTION ROOM**

14'10" x 11'4" (4.5m x 3.5m)

Wood to floor. Patio doors to rear aspect. Radiator to wall. Fireplace.

#### **DINING ROOM**

10'4" x 8'4" (3.1m x 2.5m)

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

#### **KITCHEN**

11'11" x 9'7" (3.6m x 2.9m)

Tiles to floor. Door to rear aspect. Radiator to wall. Wall & base units. Window to side aspect.

#### **LANDING**

8'5" x 4'9" (2.6m x 1.4m)

Wood to floor. Access to all upper rooms. Window to side aspect.

#### **BATHROOM**

7'5" x 8'4" (2.3m x 2.5m)

Tiles to floor. Window to side aspect. Toilet. Bath. Basin. Radiator to wall.

#### **BEDROOM ONE**







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1115 ft<sup>2</sup>

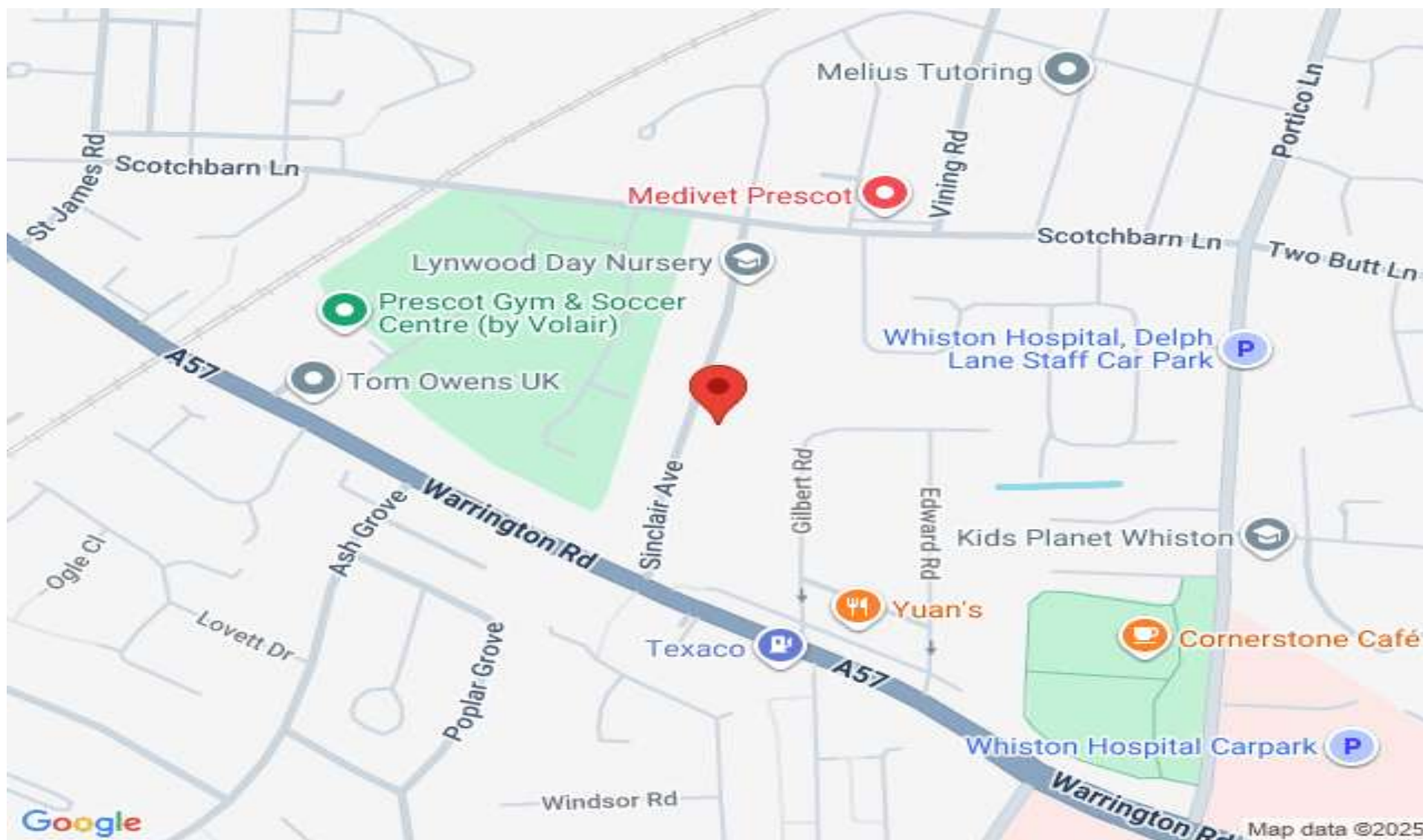
Reduced headroom  
13 ft<sup>2</sup>

(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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