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Alder Road, Eccleston Park, Prescot L34

£260,000 Asking Price

BELVOIR!



Key Features

- > Semi Detached
- > Garage
- > Three Receptions
- > Eccleston Park Location
- > Tenure: Freehold
- > EPC rating D



Bordering Eccleston Park this semi-detached home with three bedrooms, three reception rooms, a garage, and off-road parking—a property that demands viewers attention.

A beloved family home brimming with personality is now on the market. This treasure provides its new owners with abundant space to personalize.

Upon entering, you are welcomed by a hallway featuring elegant herringbone flooring and distinctive details such as wall paneling and picture rail. The front reception room, accessible from the hall, boasts the same exquisite flooring, a bay window, and a charming fireplace. At the back, an oversized living room awaits, perfect for family events. Additionally, there is a sizable third reception room, previously used as a study, making it suitable for today's family needs. The L-shaped kitchen is outfitted with plentiful oak cabinets and a generous utility area, with the convenience of a ground-floor WC.





The first floor houses three bedrooms, two of which are particularly large with extensive built-in wardrobes. This level also includes a shower room and a separate WC.

The rear garden is a highlight in itself. It has been tenderly cared for over the years, featuring concrete paving, a lush lawn, a shed, and flower beds surrounded by privacy bushes.

FRONT

Two storey semi detached

ENTRANCE HALL

6'1" x 14'10" (1.9m x 4.5m)

Wooden herringbone flooring. Radiator to wall.

RECEPTION

11'3" x 12'8" (3.4m x 3.9m)

Bay window to front aspect. Wooden herringbone flooring. Radiator to wall. Feature fireplace.

LIVING ROOM

11'4" x 19'9" (3.5m x 6m)

Window to rear aspect. Carpeted flooring. Radiator to wall. Feature fireplace.

STUDY

8'5" x 11'6" (2.6m x 3.5m)

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

KITCHEN

6'3" x 8'10" (1.9m x 2.7m)

Window to rear aspect. Fitted with a range of oak upper and lower cabinets and speckled work surfaces. Integrated oven and gas hob. Tile effect flooring

KITCHEN UTILITY

5'10" x 8'6" (1.8m x 2.6m)

Windows to rear and side aspect. Door to rear aspect. Fitted with a range of wood effect Cabinets and cream marbled work surface. Boiler location. Radiator to wall. Tile effect flooring.







WC

2'1" x 7'8" (0.6m x 2.3m)

WC and handwash basin. Wood effect flooring.

GARAGE

9'11" x 19'5" (3m x 5.9m)

Double garage doors to front aspect. Window and door to rear aspect. Concrete flooring.

LANDING

6'2" x 8'6" (1.9m x 2.6m)

Window to side aspect. Carpeted flooring. Loft access point

MAIN BEDROOM

9'6" x 14'11" (2.9m x 4.5m)

Bay window to front aspect. Carpeted flooring. Built in wardrobes. Radiator to wall.

BEDROOM TWO

9'4" x 11'10" (2.8m x 3.6m)

Window to rear aspect. Carpeted flooring. Built in wardrobes. Radiator to wall

BEDROOM THREE

0'0" x 0'0" (0m x 0m)

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

SHOWER ROOM

5'6" x 6'1" (1.7m x 1.9m)

Window to rear aspect. Shower stall. Pedestal sink. Carpeted flooring. Tiled wall

WC

2'6" x 3'4" (0.8m x 1m)

Window to side aspect. Tiled walls. WC.

REAR GARDEN

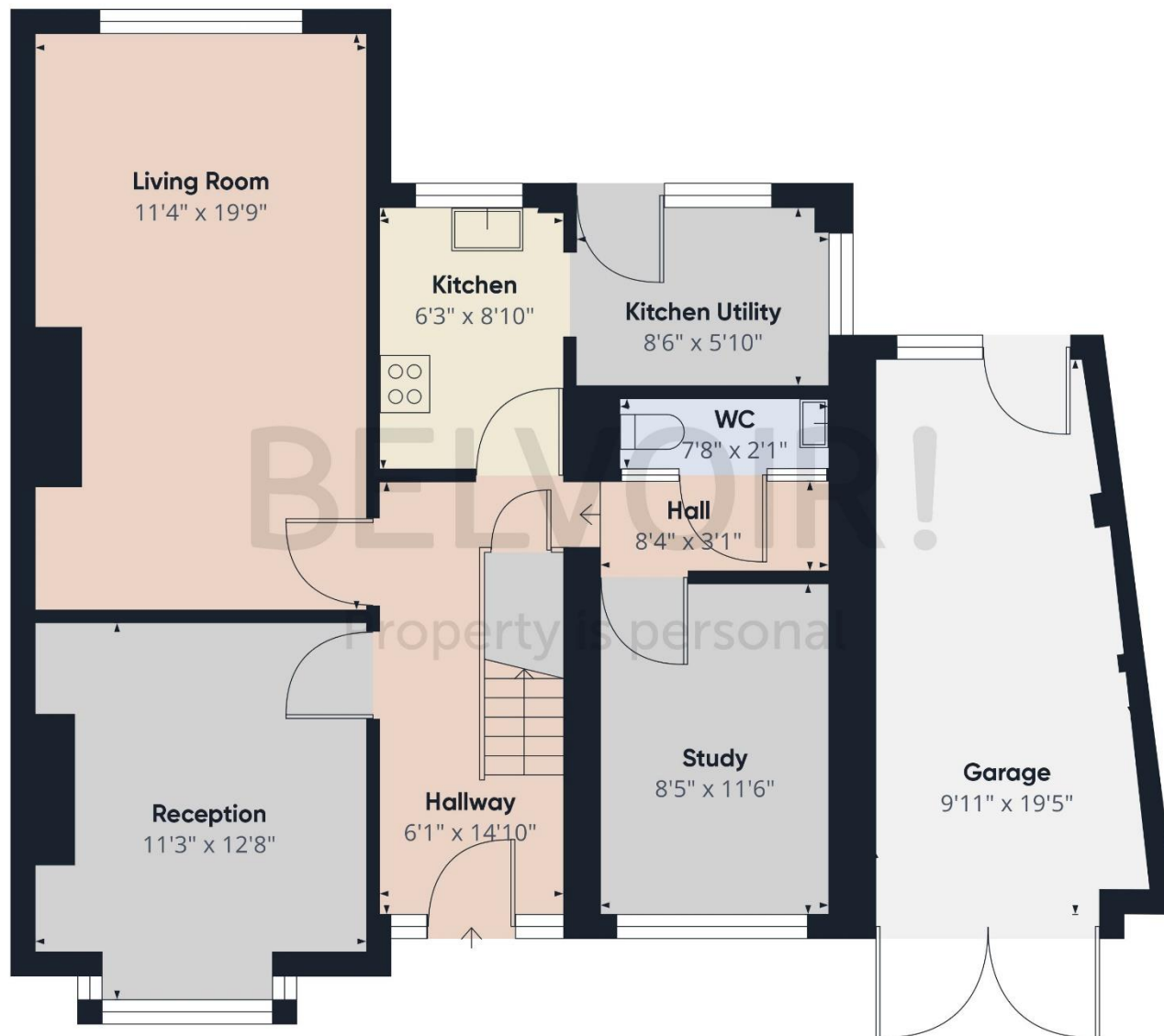
Concrete paved patio area. Grassed lawn, shrub and bushes.

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

Approximate total area⁽¹⁾
857.99 ft²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1



Approximate total area⁽¹⁾
375.66 ft²

(1) Excluding balconies and terraces

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