



Park Avenue, Eccleston Park Prescot L34 2QZ

welcome to

Park Avenue, Eccleston Park Prescot

Enjoying a much sought after residential location on the edge of Eccleston Park. This deceptively spacious three bedroom freehold property demands internal inspection to truly appreciate its full potential. Priced to reflect the fact some modernisation and redecoration is required.



Entrance Hall

Double glazed door and window to the front, understairs cupboard, radiator.

Lounge

13' 11" into bay x 12' 3" (4.24m into bay x 3.73m)
Double glazed window to the front, gas fireplace, radiator, picture rail, coved ceiling.

Dining Room

13' 9" x 10' 7" (4.19m x 3.23m)
Double glazed window to the rear, gas fireplace, picture rail.

Kitchen

14' 4" x 8' 1" (4.37m x 2.46m)
Fitted kitchen with wall and base units, work surfaces incorporating a one and half bowl asterite sink and drainer, electric cooker point, plumbing for washing machine, central heating boiler, radiator, double glazed window and door to garden.

Landing

Double glazed window to the side, stairs rising from ground floor, cupboard, access to attic.

Bedroom One

14' into bay x 11' 1" (4.27m into bay x 3.38m)
Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Two

11' 10" x 10' 7" (3.61m x 3.23m)
Double glazed window to the rear, radiator.

Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m)
Double glazed window to the front, built in wardrobes, radiator.

Attic Space

11' 4" x 12' (3.45m x 3.66m)
Skylight window, radiator, eves storage.

External

Good size gardens to the front and rear. The rear lawned area is accessed from a patio and is down some steps. There are storage sheds under the garage which is served by a driveway offering off road parking.



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welcome to

Park Avenue, Eccleston Park Prescott

- Traditionally built three bedroom semi detached family home
- Enjoying one of the areas most sought after locations
- Freehold
- Two good size reception rooms
- Realistically priced to reflect the fact some modernisation and redecoration is required

Tenure: Freehold EPC Rating: E

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT121743 - 0004

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