

St. James Road, Prescot L34 2SE



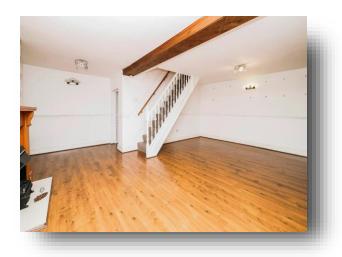
# welcome to

## St. James Road, Prescot

Jones & Chapman are delighted to offer for sale this two bedroom Mid-terrace cottage style property situated in the popular Prescot area, L34.













#### Lounge

18' 4" to max x 21' 5" to max ( 5.59m to max x 6.53m to max ) Two double glazed windows to the front.

#### Kitchen

Fitted kitchen with wall and base units, work surfaces incorporating a one and a half bowl sink and drainer, electric oven, gas hob , plumbing for washing machine, tiled floor, double glazed window to the rear.

#### **Bedroom One**

10' 11" to max x 12' to max ( 3.33m to max x 3.66m to max )

Double glazed window to the rear, radiator.

## **Bedroom Two**

8' 8" to max x 9' 2" to max ( 2.64m to max x 2.79m to max ) Double glazed window to the rear, radiator.

#### **Shower Room**

Double glazed window to the rear, feature radiator, shower cubicle, wash hand basin in vanity unit, low level WC.

### External

To the rear of the property a sizeable yard including outbuilding, along with gated gardens to the front.





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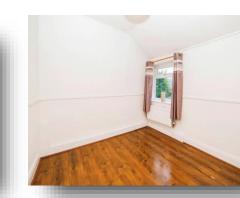
- Council Tax Band B
- Two Bedroom Cottage
- Open plan Lounge Diner
- Fitted Kitchen
- Family Shower Room

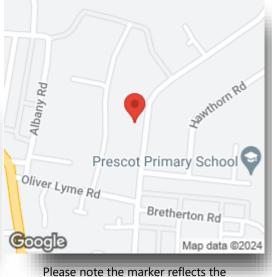
Tenure: Freehold EPC Rating: C

# £150,000









postcode not the actual property



Property Ref: ALT122656 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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