

Brook Street., Whiston Prescot L35 5AP

jones & chapman

welcome to

Brook Street., Whiston Prescot

** HOME IS WHERE THE HEART IS **

Welcome to Brook Street, a spacious three bedroom terrace property situated in the heart of Whiston, only a short distance from local shops,













Lounge

12' 11" max x 24' 4" (3.94m max x 7.42m) Double glazed window to the front, two radiators, carpet flooring.

Breakfast Room

5' 6" x 6' 2" (1.68m x 1.88m) Tiled flooring.

Kitchen

15' 8" x 6' 2" (4.78m x 1.88m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, electric oven, gas hob with extractor hood over, tiled flooring, double glazed window and door to the rear.

Landing

Loft access, carpet flooring.

Bedroom One

 7° 6" x 10' 1" (2.29m x 3.07m) Double glazed window to the rear, radiator, laminate flooring.

Bedroom Two

Irregular Shaped Room 6' 11" x 11' 8" ($2.11m \times 3.56m$) Double glazed window to the front, radiator, laminate flooring.

Bedroom Three

 $5' 8" \times 8' 8" (1.73m \times 2.64m)$ Double glazed window to the front, radiator, laminate flooring.

Bathroom

Double glazed window to the rear, bath, wash hand basin, W.C, shower, heated towel rail.

External

Rear garden.





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Brook Street., Whiston Prescot

- A Great size Three Bedroom Terrace Property
- Large Living Room With Ample Storage
- Good Size Kitchen
- Small Breakfast Room
- Three Piece Bathroom

Tenure: Leasehold EPC Rating: C

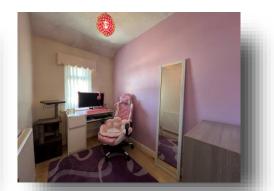
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Feb 1931. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123571



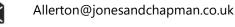
Property Ref: ALT123571 - 0006

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.



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