



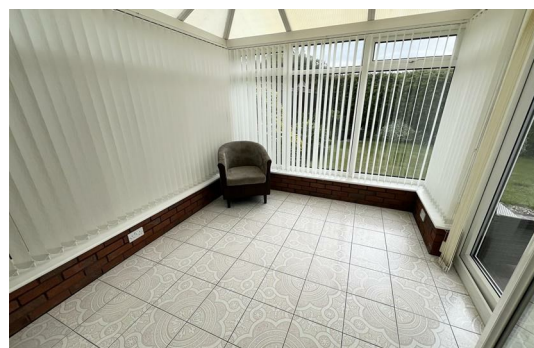
HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



The Crescents, Prescott, L35 8QQ

£239,950

We are pleased to announce for sale this two bedroom semi detached bungalow which is positioned in a small cul-de-sac and is ready to move straight into. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hallway, large lounge, conservatory, kitchen, two bedrooms and a shower room. Externally the property is set on a good sized plot with gardens to the front and rear with a driveway leading to a detached garage. Viewing is highly recommended to appreciate the size and position of this property and can be arranged through our office or by calling 0151 426 0222.



Entrance Hallway

UPVc door, laminate flooring, radiator, and storage cupboard.

Lounge

20'6" x 11'2" (6.25 x 3.42)

UPVc double glazed double doors leading into conservatory, feature fire place with electric fire, laminate flooring, and radiator.

Kitchen

10'11" x 9'8" (3.35 x 2.97)

UPVc double glazed window to rear aspect, UPVc door to rear, full range of wall and base units, stainless steel sink, integral gas hob and electric oven with over head extractor fan, plumbed for washing machine, and part tiled walls.

Conservatory

9'9" x 9'7" (2.98 x 2.94)

UPVc double glazed door and window to rear garden, radiator, and ceramic floor tiles.

Bedroom One

12'4" x 11'0" (3.78 x 3.37)

UPVc double glazed window to front aspect, range of fitted wardrobes, and radiator.

Bedroom Two

11'0" x 7'11" (3.36 x 2.42)

UPVc double glazed window to front aspect, and radiator.

Shower Room

7'7" x 6'3" (2.33 x 1.93)

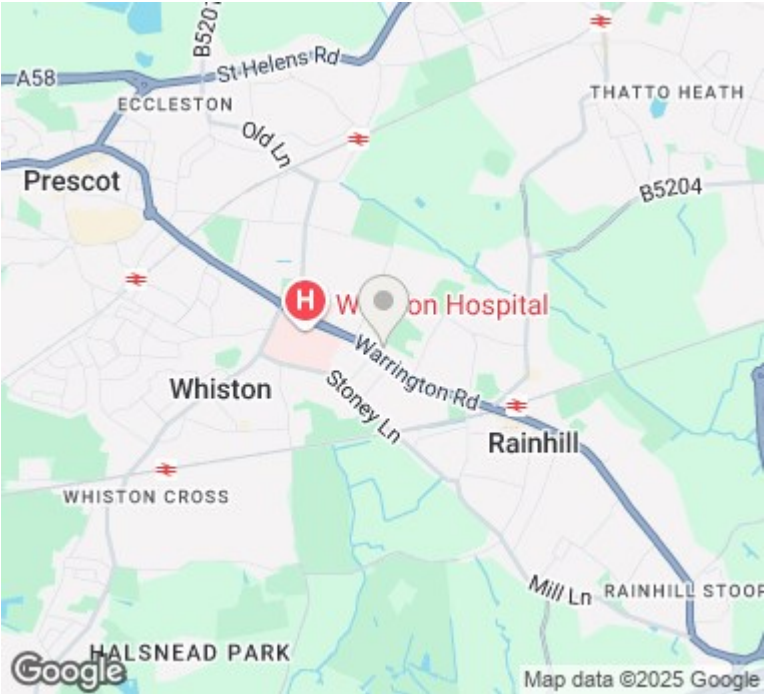
UPVc double glazed window to side aspect, stand in shower cubicle, low level wc, vanity sink unit, radiator, ceramic floor tiles, and tiled walls.

External

Gardens to the front and rear with the front being mostly laid to lawn with driveway leading down the side of the property to a detached garage. To the rear is an enclosed garden which is not directly overlooked and consists of both lawn and patio areas, with fenced boundaries.

Garage

Up and over door, power and lighting, and door access to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		