



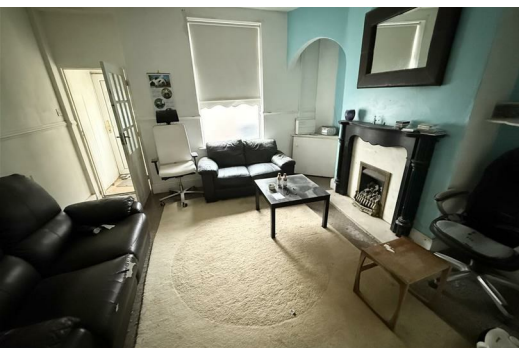
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## Evans Street, Prescot, L34 6HU

### £115,000

We are pleased to announce for sale this two bedroom mid terraced property situated in a very popular part of Prescot close to local amenities including schools, shopping facilities and transport links. The property does require some modernisation but had a full rewire in 2023 and benefits from gas central heating and UPVc double glazing. The accommodation briefly comprises an entrance porch, lounge, separate dining room, kitchen, and bathroom to the ground floor. To the first floor there are two bedrooms. Externally the property has a small front garden and a rear yard. Early viewing recommended to avoid disappointment and can be arranged via our office or by calling 0151 4260 222.





**Porch**

UPVc double glazed door and windows.

**Lounge**

12'5" x 12'2" (3.81 x 3.73)

UPVc double glazed window to front aspect, radiator, and feature fire place with living flame gas fire.

**Dining Room**

11'5" x 9'8" (3.48 x 2.97)

UPVc double glazed window to rear aspect, stairs to first floor, and radiator.

**Kitchen**

10'0" x 5'4" (3.05 x 1.65)

UPVc double glazed window to side aspect, door to rear yard, range of wall and base units, sink unit with mixer tap, plumbed for washing machine, tiled walls, and ceramic floor tiles.

**Bathroom**

UPVc double glazed windows to side and rear aspect, panelled bath, hand wash basin, low level wc, radiator, and tiled walls.

**First Floor Landing**

Loft access.

**Bedroom One**

13'5" x 12'0" (4.11 x 3.66)

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

**Bedroom Two**

9'10" x 8'7" (3.00 x 2.62 )

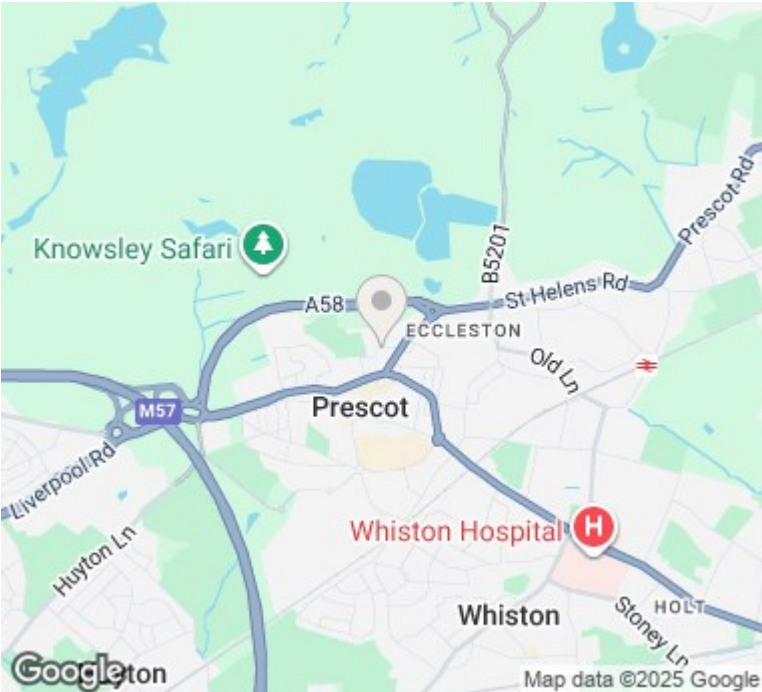
UPVc double glazed window to rear aspect, and radiator.

**External**

Small garden to the front of the property with enclosed yard area to the rear.

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.



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

