



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



Batey Avenue, Prescot, L35 8LT

£850 Per Month

We are pleased to announce for rent this two bedroom mid town house property which is situated in a popular position. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway with stairs leading to the first floor, kitchen, and lounge to the ground floor. To the first floor there are two bedrooms, office/study room, and a family bathroom. Externally the property has rear garden with a driveway to the front for off street parking. Viewing is highly recommended and can be arranged through our office or by calling 01744 24341.



Hallway

Door to front, stairs to first floor.

Lounge

10'10" x 12'6" (3.31 x 3.82)

UPVc window to the front, radiator

Kitchen

13'10" x 9'6" (4.22 x 2.90)

UPVc window to garden, gas hob, electric oven, overhead extractor fan, laminate flooring, radiator, part tiled walls, UPVc door to rear, full range of wall and base units, plumbed for automatic washer, stainless steel sink.

Landing

Bedroom One

8'3" x 12'7" (2.53 x 3.86)

UPVc window to front, radiator

Bedroom Two

8'3" x 9'11" (2.52 x 3.04)

UPVc window to rear, radiator, laminate flooring

Office/Study room

4'11" x 6'4" (1.52 x 1.94)

UPVc window to front, radiator

Bathroom

5'6" x 5'2" (1.69 x 1.59)

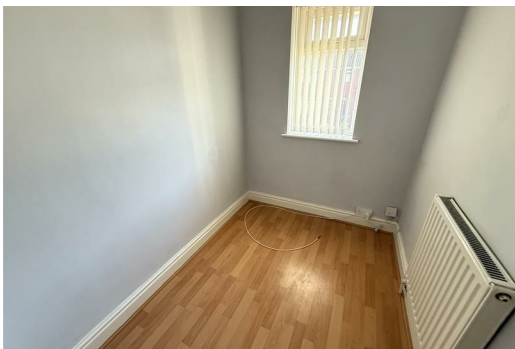
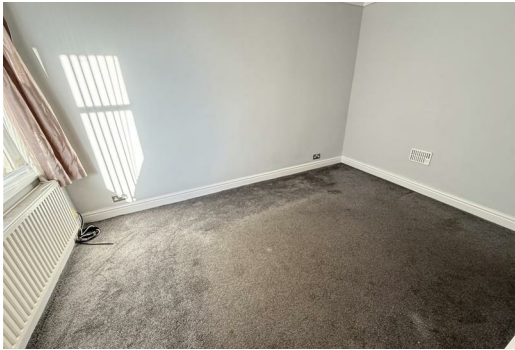
UPVc window to rear, low level w.c, part tiled walls, pedestal hand wash basin, radiator, panelled bath with shower overhead

Front Garden

Flagged

Rear Garden

Lawn area, patio area, fenced boundaries



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