



**15 Pottery Lane, Whiston, L35 3RG**  
**£160,000**

## The Property Perspective

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### Entrance Hall 3.38m x 1.93m (11'1" x 6'4")

Welcoming hallway with a side-facing double-glazed window, tiled flooring, central heating radiator, and staircase to the first floor. Doors lead through to the lounge and kitchen.

### Through Lounge 7.14m x 3.38m (23'5" x 11'1")

A bright and spacious dual-aspect living and dining area featuring double-glazed windows to both front and rear aspects, a feature fireplace with inset gas fire, television point, and two radiators. The room offers ample space for family seating and a dining area — ideal for entertaining.

### Kitchen 3.71m x 3.38m (12'2" x 11'1")

Fitted with a range of modern wall and base units complemented by matching worktops and tiled splashbacks. Includes integrated oven, hob, extractor, stainless steel sink unit, and space for additional appliances. Double-glazed window overlooking the rear garden and access door leading outside.

### Landing 2.41m x 2.13m (7'11" x 7'0")

Provides access to all bedrooms and bathroom, with loft access point.

### Bedroom One 3.58m x 3.38m (11'9" x 11'1")

A generous double bedroom with front-facing double-glazed window, TV point, and central heating radiator.

### Bedroom Two 3.35m x 3.25m (11'0" x 10'8")

Another good-sized double bedroom with double glazed window overlooking the rear garden and central heating radiator.

### Bedroom Three 2.64m x 2.34m (8'8" x 7'8")

Ideal as a single bedroom, nursery, or home office, with double-glazed rear window and radiator.

### Bathroom 2.18m x 2.13m (7'2" x 7'0")

Modern three-piece suite comprising panelled bath with built-in shower, WC, and pedestal wash hand basin. Finished with part-tiled walls, radiator, and double-glazed front window.

### Front Garden

Neat lawned frontage with paved driveway providing off-road parking for multiple vehicles.

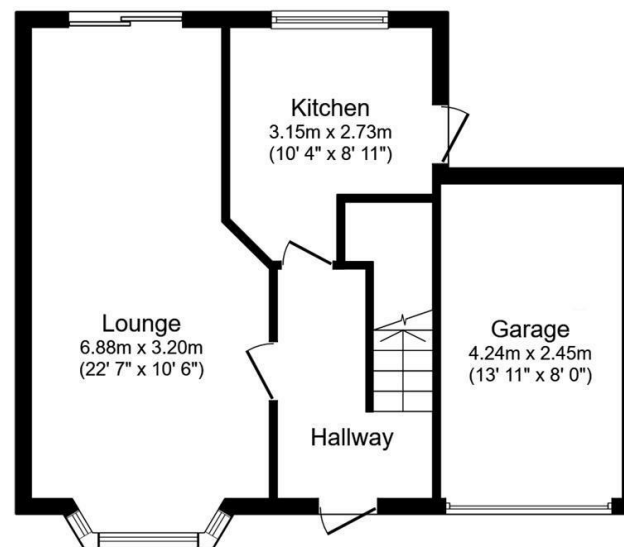
### Rear Garden

A well-sized and enclosed garden offering a lawned area with mature trees and shrub borders, along with a paved patio.

### Location

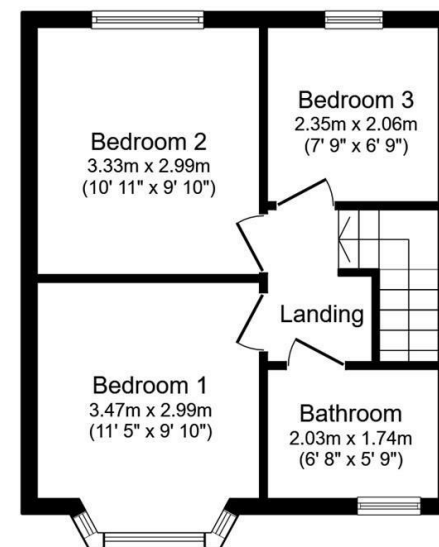
Pottery Lane is a popular residential road situated close to Whiston Hospital and within easy reach of Whiston and Rainhill train stations, offering convenient access to Liverpool, Warrington, and Manchester. The M62 motorway is just a short drive away, ideal for commuters.

Excellent local amenities include a range of shops, schools, parks, and leisure facilities, while nearby Prescot town centre offers further retail and dining options.



Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.)



First Floor

Floor area 35.0 sq.m. (377 sq.ft.)

Total floor area: 80.8 sq.m. (870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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