



# 1 Rod Mill Grove

, Prescot, L34 1AB

**Offers over £240,000**



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Abode are delighted to offer for sale this STUNNING new build three bedroom semi-detached family home situated on a generous corner plot within a highly sought after newly built development. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Rod Mill Grove has everything to offer the potential buyer.

The property itself briefly comprises an entrance hall, downstairs cloaks, spacious lounge and open plan kitchen/dining room all to the ground floor. To the first floor there are three good sized bedrooms, ensuite shower room to the master and family bathroom.

Outside there is a landscaped and secluded rear garden and driveway to provide off road parking. CALL NOW FOR AN EARLY VIEWING.



## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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