



Emelia Drive, Prescot, Liverpool, L34 1AX

- Modern Four Bedroom Detached Family Home
- Located in the Highly Desirable Area of Prescot
- Four Bedrooms, Ensuite & Main Bathroom Suite
- Ample Off Road Parking & Integral Single Garage
- Finished in a Fresh & Tasteful Decor Throughout
- Hallway, Lounge, Kitchen Diner, Utility and W.C
- Beautifully Landscaped Enclosed Garden to Rear
- Close to Amenities, Transport & Excellent Schools



Offers Over £350,000

















Description

Modern and attractive four bedroom detached family residence located in the ever popular residential area of Prescott, L34. Immaculately presented with a fresh and tasteful décor throughout, this home is ready to move into. In brief you have a welcoming hallway, front lounge and a well fitted modern kitchen diner with patio doors opening to the delightful rear garden. The ground floor also has a useful utility room with W.C off. To the first floor you have a master bedroom with en suite, three further well proportioned bedrooms and a family bathroom. Externally, the property enjoys a beautifully landscaped south-facing rear garden with patio area, pergola and lawn with well stocked planting beds. To the front, a substantial driveway provides off road parking and the added bonus of an electric vehicle charging port, whilst an integral garage provides additional storage space. Further benefits to the property include double glazing and gas central heating. A closer inspection is strongly recommended to appreciate this home in full.

Location

Prescot is a town and civil parish, within the Metropolitan Borough of Knowsley in Merseyside, England. Historically part of Lancashire, it lies approximately eight miles to the east of Liverpool city centre. Easy access to the city centre includes the train station and motorways. Local amenities include shops, supermarkets and bus routes.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

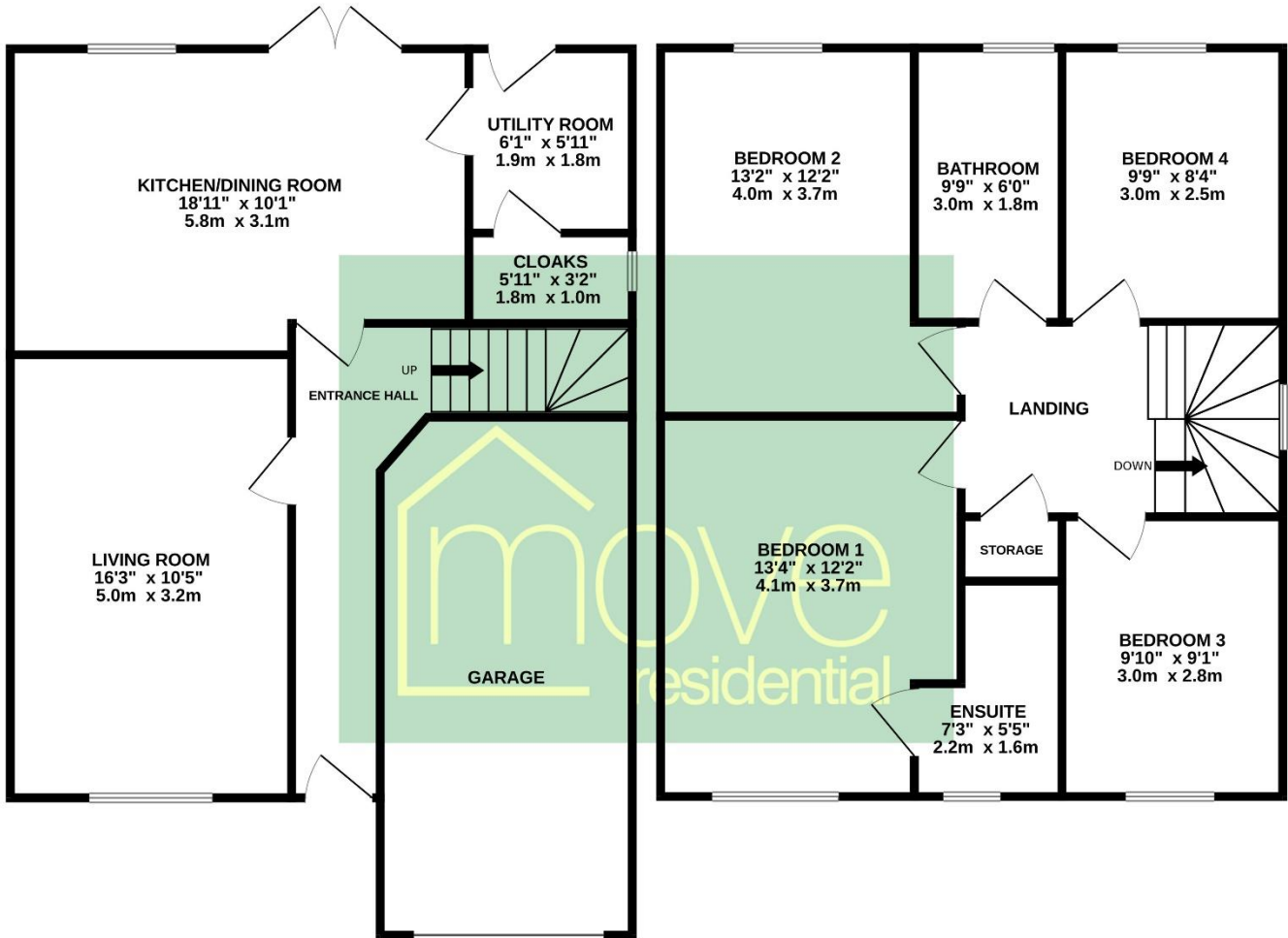
Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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