

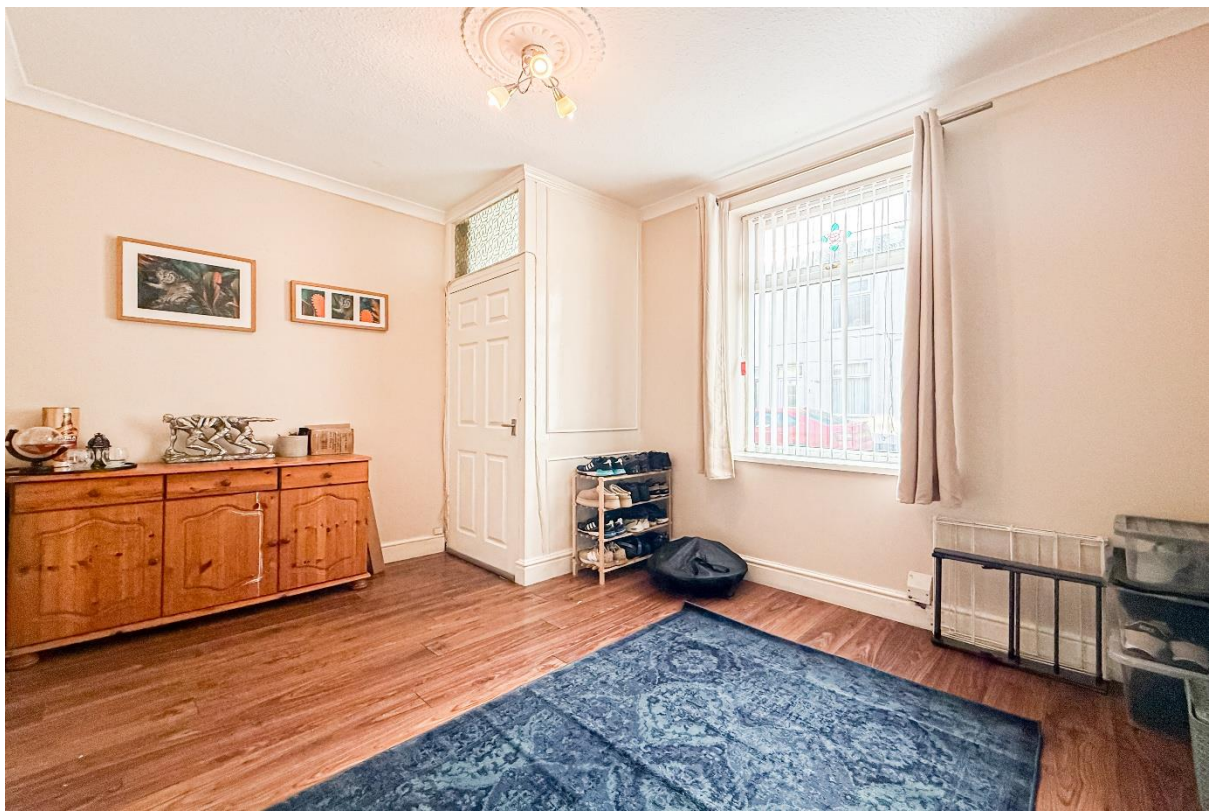


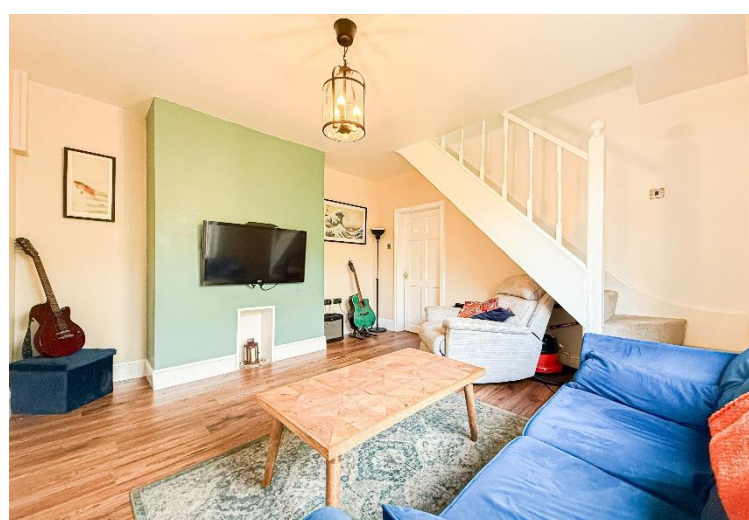
Evelyn Avenue, Prescot, Knowsley, L34 2SP

- Delightful Two Bedroom End Terrace Home
- Fantastic Opportunity For First Time Buyers
- Vestibule & Two Inviting Reception Rooms
- Two Bright & Generous Double Bedrooms
- Located In The Residential Area Of Prescot
- Well-Proportioned & Beautifully Presented
- Fitted Kitchen & Downstairs Shower Room
- Charming Rear Garden & Off-Road Parking



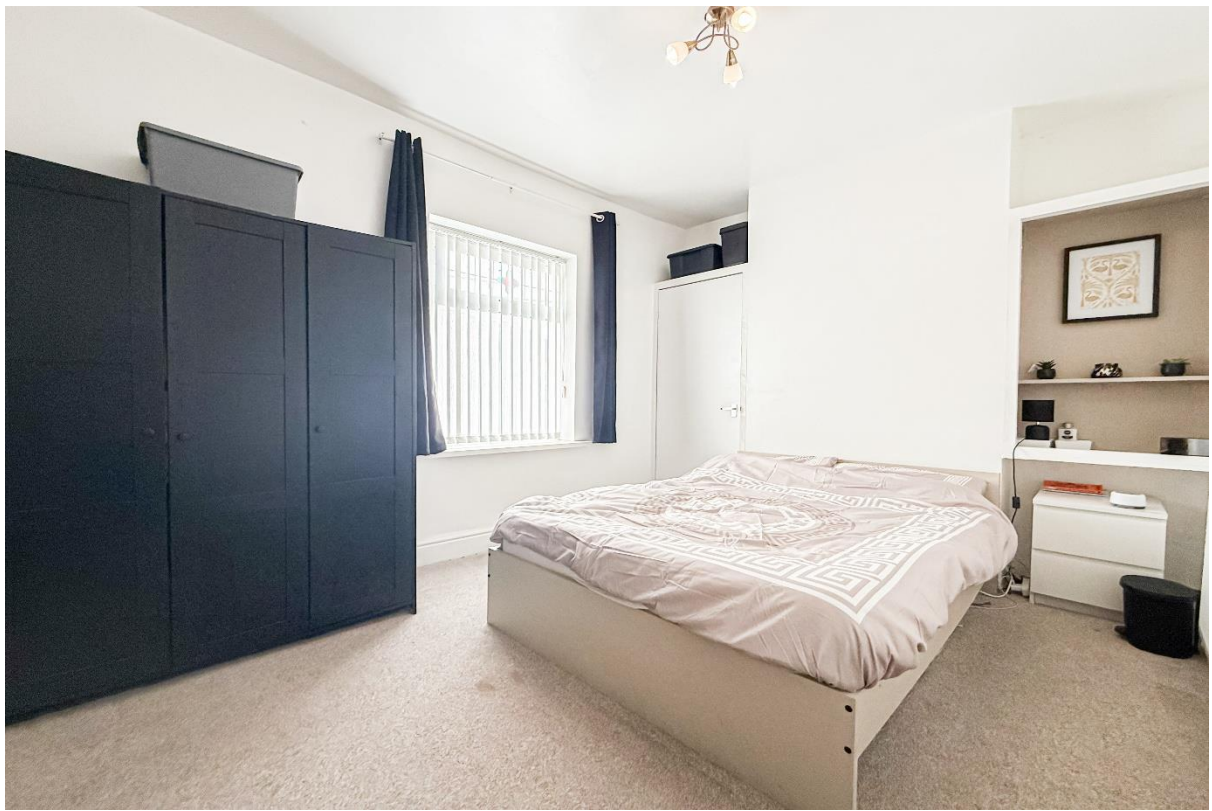
Offers in Excess of £165,000













Description

Located on Evelyn Avenue in the popular residential area of Prescott, L34, is this delightful two bedroom end terrace home, welcomed to the sales market by appointed agents Move Residential. Well-proportioned and beautifully presented throughout, this presents an opportunity not to be missed for first time buyers looking to get on the property ladder. Entering via the vestibule, you are greeted into the property by the first of two bright and spacious reception rooms, each finished in a neutral décor featuring wood style flooring, with the rear room further benefitting from a set of french doors which provide seamless access out to the garden. Continuing through, you will find an extended kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space, and concluding the ground floor is a convenient utility space and contemporary style family shower room. The first floor is home to two generously sized double bedrooms, each receiving plenty of natural light. Externally, the property further benefits from a charming rear garden which has been partly concreted to create off-road parking.

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.

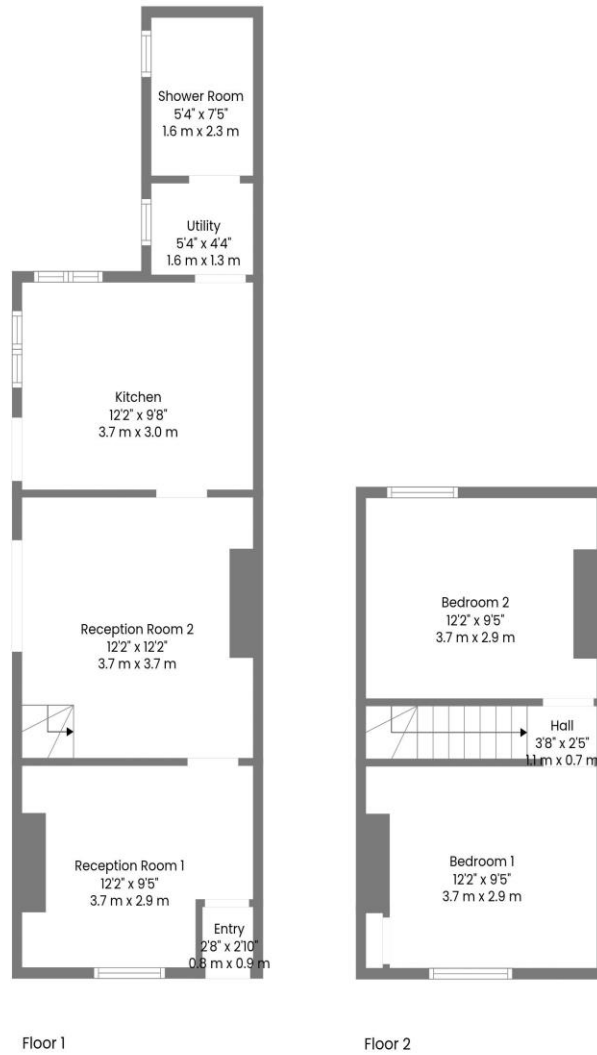
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.

Floor Plan



TOTAL: 700 sq. ft, 65 m2

FLOOR 1: 433 sq. ft, 40 m2, FLOOR 2: 267 sq. ft, 25 m2

EXCLUDED AREAS: UTILITY: 23 sq. ft, 2 m2, WALLS: 92 sq. ft, 9 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.