

FREEHOLD

House - Terraced

49 FISHER AVENUE, WHISTON, PRESCOT, L35 3PE

Asking Price

£170,000

FEATURES

- A lovely two bedroom extended mid terraced property
- Entrance hall, lounge with ceramic tiled flooring
- Fitted kitchen with built in appliances
- Dining/kitchen/orangery and a further storage room and downstairs cloaks
- Bathroom with a three piece suite
- Garden at the rear with paved patio
- Driveway at the front for two vehicles
- Close to Whiston Village, local schools and Whiston Village
- We recommend an early viewing



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ESTATE AND LETTING AGENTS LTD

2 Bedroom House - Terraced located in Prescot

Entrance Hall

Ceramic tiled flooring. UPVC part glazed door and window to the front. Stairs to the first floor accommodation. Central heating radiator.

Lounge

20'3 x 10'7

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Two central heating radiators.

Kitchen

13'1 x 7'6

Ceramic tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces. Integral appliances include a gas hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Brick effect tiled splashbacks.

Dining kitchen/Orangery

17'5 x 9'3

UPVC double glazed french doors leading to the rear garden. Grey laminate wood effect flooring. Fitted with a 1 1/2 bowl sink unit with mixer tap. Brick effect tiled splashbacks. Glass roof.

Cloaks

Grey laminate wood effect flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Xpelair fan.

Storage room

9'7 x 5'8

Ideal for a home office/playroom. UPVC double glazed window to the side.

Landing

Doors to all rooms.

Bedroom One

10'6 x 10'5

UPVC double glazed window to the rear aspect. Central heating radiator. Fitted wardrobes.

Bedroom Two

Two UPVC double glazed windows to the front aspect. Central heating radiator.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower, a white vanity unit housing a wash hand basin and a low level wc.

External

At the rear of the property is a paved patio area with a low fence divide to a paved garden.

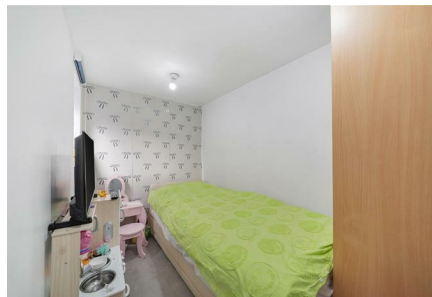
At the front is a block paved driveway for two vehicles.



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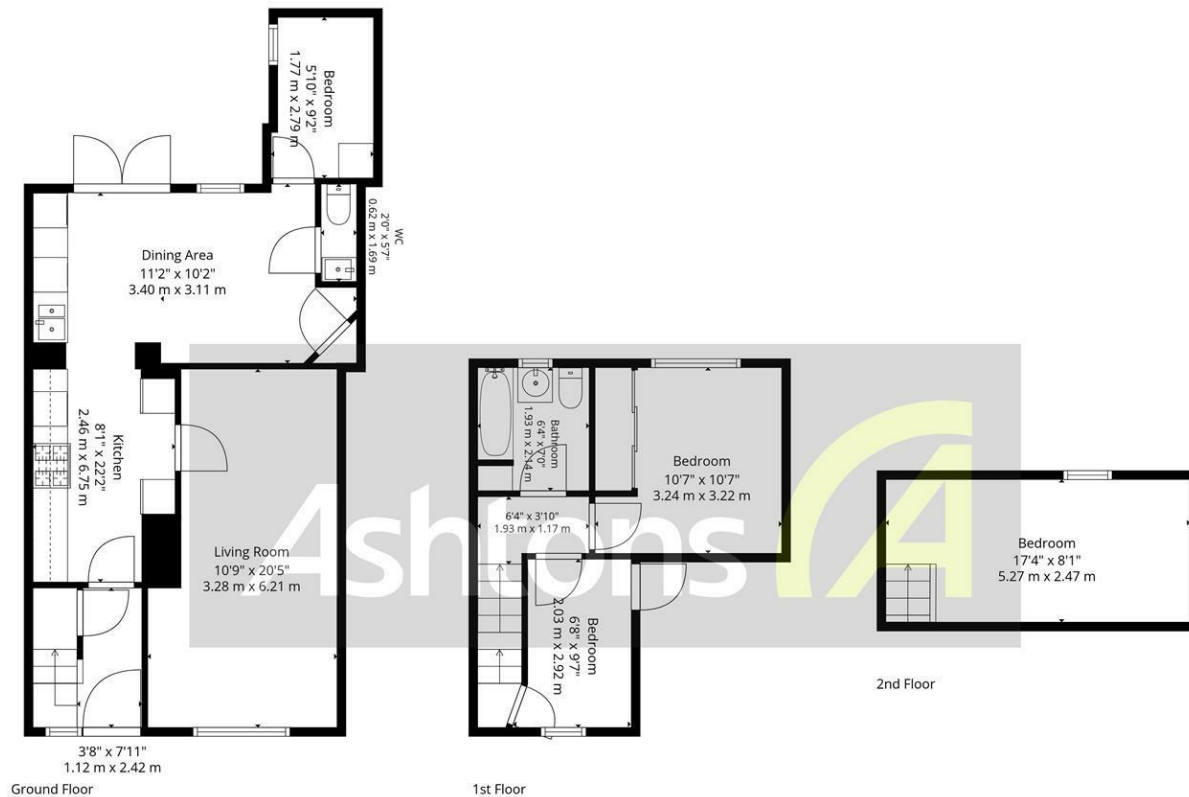
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Council Tax Band

A



Total: 895 sq. Ft, 83 m2

Ground Floor: 593 sq. Ft, 55 M2, 1st Floor: 269 sq. Ft, 25 M2, 2nd Floor: 33 sq. Ft, 3 m2

Excluded Areas: Low Ceiling: 108 sq. Ft, 10 M2, Walls: 124 sq. Ft, 12 m2

Created By Sonia Media. Measurements Deemed Highly Reliable But Not Guaranteed.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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