

FREEHOLD



House - Semi-Detached

# 47 THOMAS DRIVE, PRESCOT, L35 5EB

Asking Price

# £165,000

## FEATURES

- Three bedroom semi detached property
- Please note that this property is of non standard construction
- Prescot retail park and Prescot station nearby
- Entrance hall, lounge with feature fireplace
- Dining kitchen with modern units and built in appliances, utility area
- Family bathroom with a three piece suite
- Gardens to the front, side and rear
- Driveway for off road parking and single detached garage



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescot

Please note that this property is of non standard construction.

Offered with no onward chain, this charming three-bedroom semi-detached home is ideally situated in a popular residential location, close to local schools, shops, transport links, and with easy access to Prescot Retail Park.

The well-presented accommodation briefly comprises an inviting entrance hall, a spacious lounge with feature fireplace, a modern dining kitchen with built-in appliances, a useful utility area, three generously sized bedrooms, and a contemporary family bathroom fitted with a three-piece suite.

Externally, the property benefits from gardens to both the front and rear, a driveway providing off-road parking, and a detached garage.

This substantial family home is expected to attract strong interest and early viewing is highly recommended.

EPC Rating: To be confirmed.

Call us on


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**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

