






House - Semi-Detached

# 66 WINDY ARBOR ROAD, WHISTON, PRESCOT, L35 3SG

Offers Over

# £200,000

## FEATURES

- A spacious four bedroom extended semi detached property
- Entrance porch, entrance hall, downstairs cloaks
- Kitchen with wall and base units
- Gardens to the front and rear
- An early viewing is advised
- Close to Whiston Hospital, Whiston Village, schools and transport links
- Lounge, dining room and second reception room
- Family bathroom with a four piece suite
- Driveway and integral garage
- Offered with No Onward Chain

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BROOKS
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# 4 Bedroom House - Semi-Detached located in Prescot

**Entrance Porch**
UPVC double glazed units and part glazed front door. Ceramic tiled flooring. Panelled ceiling

**Entrance Hall**
UPVC part glazed front door. Cupboard housing utility meters. Stairs to the first floor

**Lounge**
15'4 x 12'0
UPVC double glazed bay window to the front aspect. Central heating radiator. Fitted for wall lights. Panelled ceiling with inset spotlights.

**Reception Room**
14'9 x 11'0 max
Laminate wood effect flooring., Understairs storage cupboard. Central heating radiator.

**Dining Room**
10'6 x 9'5
UPVC double glazed sliding doors leading to the rear garden. Central heating radiator. UPVC double glazed window to the side aspect.

**Cloaks**
UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Part tiled walls. Panelled ceiling with inset spotlights.

**Kitchen**
12'5 max x 7'7 max
UPVC double glazed window to the rear aspect. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a single bowl sink unit. Space for a range cooker. Plumbed for an automatic washing machine and dishwasher. UPVC panelled ceiling

**Split Level Landing**
UPVC double glazed window to the side aspect. Doors to all rooms

**Bedroom One**
13'4 to wardrobes x 10'2
Two UPVC double glazed windows to the front aspect. Built in wardrobe and overhead units. Central heating radiator. Picture rail.

**Bedroom Two**
10'6 x 8'3
UPVC double glazed window to the rear aspect. Central heating radiator. Built in storage cupboard

**Bedroom Three**
10'8 x 8'1
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator.

**Bedroom Four**
9'0 x 8'1
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator.

**Bathroom**
UPVC double glazed window to the rear aspect. Fitted with a four piece suite comprising of a step in shower enclosure, a panelled bath, a pedestal wash hand basin and a low level wc. Heated towel rail. Panelled walls and ceiling.

**External**
At the rear of the property is a large paved area with steps down to a lawn with greenhouse.
At the front is a gravelled garden with driveway leading to an integral garage.






















**Ground Floor**
**Approximate Floor Area**
**829 sq. ft**
**(77.02 sq. m)**

**First Floor**
**Approximate Floor Area**
**612 sq. ft**
**(56.86 sq. m)**

**Approx. Gross Internal Area 1441 sq. ft / 133.88 sq. meters (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

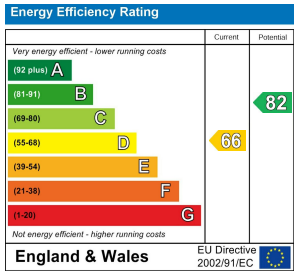

**Call us on**

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**Council Tax Band**

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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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