

LEASEHOLD



House - Semi-Detached

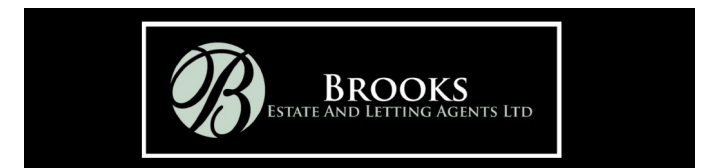
# 58 NEW ROAD, ECCLESTON LANE ENDS, PRESCOT, L34 6JT

Asking Price

# £240,000

## FEATURES

- Three bedroom semi detached property
- Situated on the ever popular New Road
- Within the catchment for excellent local schools
- Close to Prescot town centre, public transport and motorway links
- Entrance hall, lounge and sitting room
- Dining/playroom and fitted kitchen with modern units
- Ground floor bathroom and first floor shower room
- Three good sized bedrooms



# 3 Bedroom House - Semi-Detached located in Prescot

A beautiful three bedroom semi detached property situated within the catchment for excellent local schools. Close to Prescot town centre, public transport routes and motorway links. The accommodation briefly comprises of entrance hall, lounge, sitting room, dining room/playroom, fitted kitchen with modern units and ground floor bathroom as well as 1st floor shower room. There are three good sized bedrooms. Externally is a lovely rear garden, not overlooked with mature shrubs and trees and seating areas. The front has a paved and gravel garden with a driveway for off road parking and a single attached garage. We recommend an early viewing of this substantial home. EPC GRADE: D

Call us on

**0151 329 3313**

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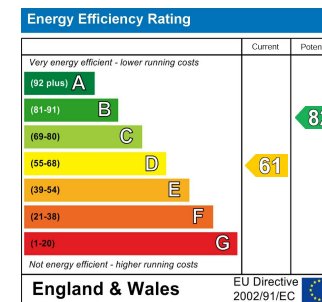
**Council Tax Band**

**B**



**Approx. Gross Internal Floor Area 1240 sq. ft / 115.20 sq. m (Excluding Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

