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Gorse Croft, Prescot

240,000

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## Key Features

- > DRIVEWAY
- > ECCLESTON PARK
- > THREE BEDROOMS
- > FREE HOLD
- > NO CHAIN
- > WC
- > Tenure: Freehold
- > EPC rating F



Situated on a corner plot in the sought-after location of Eccleston Park, this charming three-bedroom semi-detached home is perfect for families, professionals, or anyone seeking a warm and welcoming place to call their own.

The property is set on a manageable plot, featuring a generous front garden that adds to the sense of space and curb appeal. To the rear, there's a cosy garden ideal for relaxing, entertaining, or simply enjoying the fresh air. Inside, the ground floor boasts an open-plan bright and airy living area, with a sliding door that allows you to seamlessly separate the spaces when you desire. Additionally the kitchen, while compact, is an inviting and practical space, complete with a quirky serving hatch that highlights the property's traditional character and charm. Continuing upstairs, you'll find two large double bedrooms





and one good sized single bedroom, offering comfortable accommodation for the whole family. A bathroom and separate toilet provide additional convenience for busy households. Completing this fantastic home is a private driveway and a large garage which is an excellent space for storage or even the opportunity to extend the kitchen and create an even more open and versatile living area.

Eccleston Park is a highly desirable area, renowned for its leafy streets and friendly community. Local schools are a major draw for families, with well-regarded primary and secondary schools such as Eccleston Lane Ends Primary School and De La Salle School nearby, providing excellent educational options. For everyday conveniences, you'll find local shops, cafes, and amenities within easy reach, including the nearby Prescot retail park and the popular Cables Retail Park. For commuters, Eccleston Park train station is just a short walk away, offering direct links to Liverpool and Manchester, while the M57 and M62 motorways provide excellent road connections across the region. This is a fantastic opportunity to secure a home in a highly sought-after area, with the perfect blend of character, space, and flexibility to truly make it your own!

### **ENTRY**

1'10" x 6'10" (0.6m x 2.1m)

Door to front aspect. tile to floors. brick to wall.

### **HALLWAY**

13'0" x 6'10" (4m x 2.1m)

Door to front aspect. Carpet to floors. radiator to wall. meter cupboard to wall.

### **LOUNGE**

11'9" x 11'11" (3.6m x 3.6m)

Carpet to floors. Bay window to front aspect. Brick feature to wall.

### **LIVING ROOM**

11'4" x 10'8" (3.5m x 3.3m)

Carpet to floors. Window to rear aspect. Chimney breast to the wall.







## KITCHEN

8'3" x 8'0" (2.5m x 2.4m)

Vinyl to floors. Wooden upper and lower kitchen cupboards. White counter tops. Serving hatch to wall. Window to rear aspect.

## GARAGE

19'0" x 11'3" (5.8m x 3.4m)

Garage door to front aspect. Concrete to floors. Door to rear aspect.

## WC

11'8" x 5'6" (3.6m x 1.7m)

Carpet to floors. Brick to walls. Toilet and basin to wall. Frosted window to front aspect.

## LANDING

9'11" x 2'6" (3m x 0.8m)

Carpet to floors. Window to wall. Wooden banister.

## UPSTAIRS WC

2'6" x 5'2" (0.8m x 1.6m)

Carpet to floors. Window to rear aspect. Toilet to wall.

## BATHROOM

5'4" x 8'0" (1.6m x 2.4m)

Carpet to floors. Tile to walls. Window to rear aspect. Bath to wall. Basin to wall. Hot water tank in cupboard.

## MAIN BEDROOM

14'3" x 12'1" (4.3m x 3.7m)

Carpet to floors. Radiator to wall. window to front aspect.

## BEDROOM TWO

7'9" x 6'10" (2.4m x 2.1m)

Carpet to floors. Window to front aspect.

## BEDROOM THREE

11'4" x 10'10" (3.5m x 3.3m)

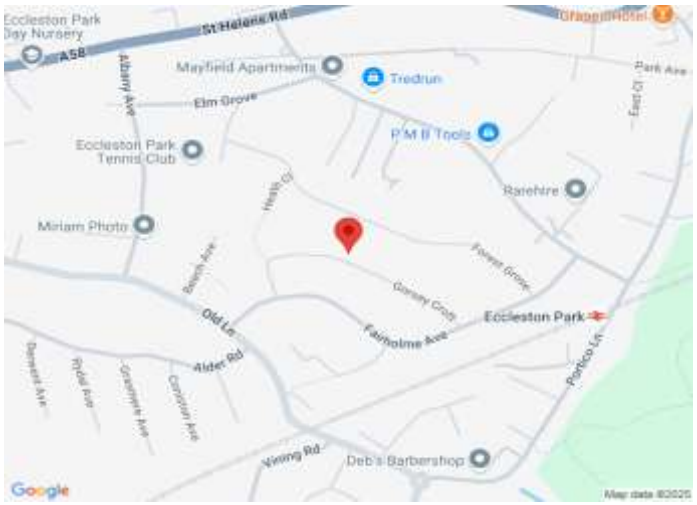
Carpet to floors. Window to rear aspect. Sink to wall.

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