

FREEHOLD



House - Semi-Detached

18 HAMNETT ROAD, PRESCOT, L34 6LL

Asking Price

£225,000

FEATURES

- A three bedroom semi detached property
- Situated on the ever popular 'St. James Park' in Prescot
- Entrance hall, downstairs cloaks
- Lounge with feature fireplace, dining room
- Fitted kitchen and conservatory
- En suite shower room to the main bedroom and family bathroom
- Gardens to the front and rear
- Driveway for off road parking
- Lots of potential with the right improvements
- An early viewing is advised



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BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached

located in Prescot

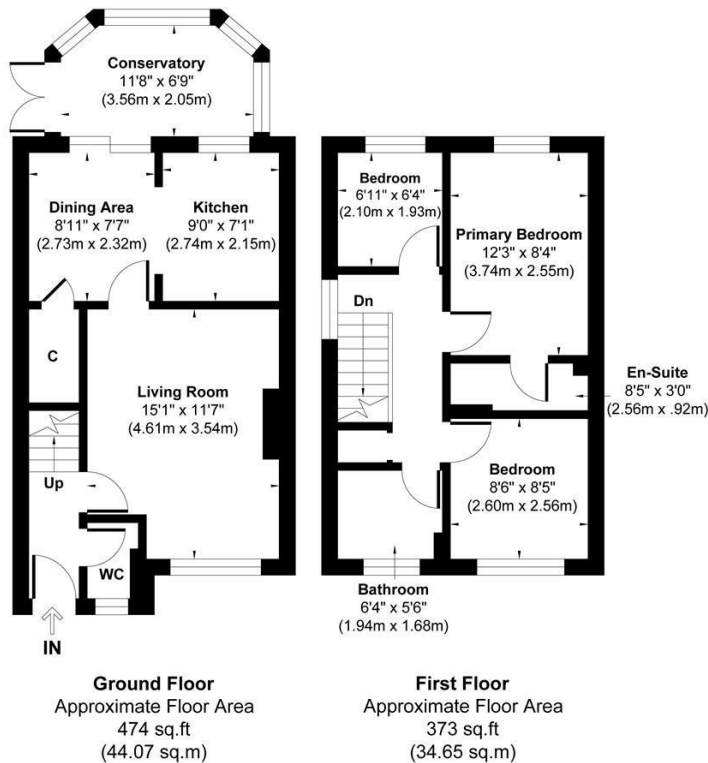
Located on the highly sought-after St James Park development in Prescot, this well-proportioned three-bedroom semi-detached property offers an excellent opportunity for first-time buyers and growing families alike. Ideally positioned close to reputable local schools, Prescot town centre, and convenient transport links, the property combines comfortable living with a desirable location.

The accommodation briefly comprises an inviting entrance hall, a spacious lounge featuring a focal-point fireplace, a separate dining room, a fitted kitchen, and a bright conservatory overlooking the rear garden. To the first floor, there are three well-sized bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom.

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

Offering fantastic potential for buyers to personalise and add value, this property must be viewed early to be fully appreciated.

EPC Rating: D



Approx. Gross Internal Floor Area 847 sq. ft / 78.72 sq. m

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.

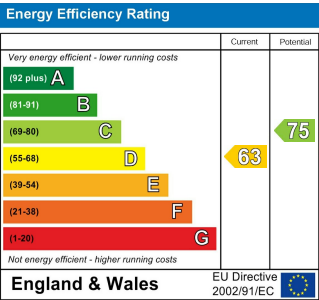
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Council Tax Band

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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.

