

LEASEHOLD



House - End Terrace

33 COOK STREET, WHISTON, PRESCOT, L35 2UJ

Asking Price

£90,000

FEATURES

- Three bedroom end terraced property
- Close to Whiston Hospital
- Entrance hall, lounge, dining kitchen
- An excellent addition to a portfolio or a first time buy
- An early viewing is advised
- In need of a full refurbishment programme
- Close to shops, schools and transport links
- Ground floor bathroom with a three piece suite
- Rear paved yard



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - End Terrace located in Prescott

Entrance Hall

Stairs to the first floor. UPVC part glazed front door.

Lounge

12'2 x 11'0

UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator.

Dining Kitchen

14'2 x 8'9

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 with mixer tap. Integral appliances include a gas hob, electric oven and extractor hood. Central heating radiator. Tiled splashbacks. Understairs storage cupboard.

Inner Hallway

Part glazed door to the rear yard

Bathroom

UPVC double glazed window to the side aspect. Central heating radiator. Fitted with a three piece suite comprising of a bath, a pedestal wash hand basin and a low level wc. Tiled walls.

Landing

Doors to all rooms

Bedroom One

13'9 x 10'0

Two UPVC double glazed windows to the front aspect. Central heating radiator.

Bedroom Two

11'3 x 8'3 max

UPVC double glazed window to the rear aspect. Central heating radiator.

Bedroom Three

8'8 x 6'7

UPVC double glazed window to the rear aspect. Central heating radiator.

External

At the rear of the property is a paved yard.

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 999 years from 31st December 1934. The ground rent is £1.50 per year





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA

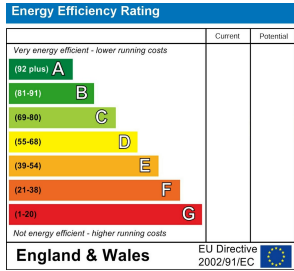
Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk
www.brooksestateandlettings.co.uk

Council Tax Band

A



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.

