

LEASEHOLD



House - Terraced

**30 ST. JAMES ROAD,
PRESCOT, L34 5RW**

Asking Price

£170,000

FEATURES

- A lovely two bedroom, garden fronted terrace property
- Dining room and fitted kitchen with white gloss units and appliances
- Close to shops, schools and transport links
- Small garden at the front
- Entrance vestibule, lounge with log burning stove
- Ground floor shower room with a modern suite
- Paved rear garden with summerhouse



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ESTATE AND LETTING AGENTS LTD

2 Bedroom House - Terraced located in Prescot

Entrance Vestibule

UPVC part glazed front door. Ceramic tiled flooring. Door to the lounge

Lounge

13'4 x 12'3

UPVC triple glazed window to the front with shutters. Laminate wood effect flooring. Log burning stove with a wooden mantle over. Built in cupboards and shelving into the alcoves. Central heating radiator. Coved ceiling

Dining Room

11'3 x 10'8

Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator. Acoustic panelling on one wall. Coved ceiling

Kitchen

12'1 x 8'3

UPVC double glazed window to the rear aspect. Ceramic wood effect tiled flooring. Fitted with a range of white gloss wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob, gas oven and grill and stainless steel extractor hood and splashback. Plumbed for automatic washing machine. Slate effect split tile splashbacks. Plumbed for an American style fridge freezer. Vaulted ceiling with velux window

Inner Hallway

UPVC part glazed door to the garden. Built in storage cupboard with shelving. Ceramic wood effect flooring.

Shower Room

UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a double step in shower enclosure, a navy blue vanity unit with drawers housing a wash hand basin with mixer tap and a low level wc. Fitted storage cupboard. Column radiator.

Landing

Doors to the bedrooms. Loft access point.

Bedroom One

13'4 x 12'2

UPVC triple glazed window to the front aspect with shutters. Laminate wood effect flooring. Part panelled on one wall and acoustic panelling on the chimney breast. Central heating radiator.

Bedroom Two

11'7 x 10'6

UPVC double glazed window to the rear aspect. Central heating radiator. Built in cupboard housing the boiler.

External

At the rear of the property is a paved garden with gate to the rear. Summerhouse.

Water supply. Outside lighting

At the front is a small garden area

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 999 years from 4th April 1930. The ground rent is £1.50 per year



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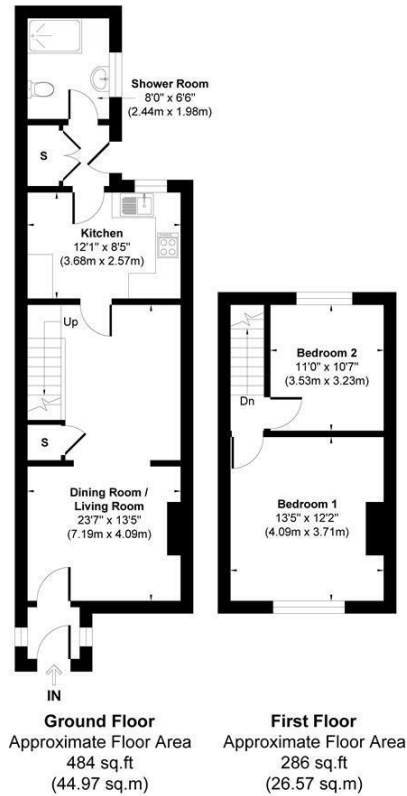
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Council Tax Band

A



Approx. Gross Internal Floor Area 770 sq. ft / 71.54 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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