

FREEHOLD



House - Semi-Detached

127 SHAW LANE, PRESCOT, L35 5BT

Asking Price

£145,000

FEATURES

- A lovely three bedroom semi detached property
- Close to shops, schools and transport links
- Fitted kitchen with built in appliances
- Large rear garden with patio, trees and shrub displays
- We recommend an early viewing
- Within walking distance to Whiston Hospital and Prescot train station
- Entrance hall, lounge and sun lounge
- Family shower room
- Two driveways for off road parking and single garage



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Prescott

Entrance Hall

UPVC double glazed window to the side aspect. UPVC part glazed front door. Central heating radiator. Cupboard housing utility meters.

Lounge

11'5 x 10'8

UPVC double glazed window to the front aspect with shutters. Feature fireplace housing an electric stove effect fire on a marble inset and hearth. Central heating radiator. Picture rail.

Sun Lounge

11'5 x 7'4

UPVC double glazed window and door to the rear garden. Central heating radiator.

Kitchen

17'0 x 6'4

UPVC double glazed window to the rear aspect. Part glazed door to the side. Fitted with a range of 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 an electric hob, electric double oven and extractor hood. Plumbed for an automatic washing machine. Tiled splashbacks. Central heating radiator.

Landing

Doors to all rooms

Bedroom One

11'0 x 10'8

UPVC double glazed window to the front aspect with shutters. Central heating radiator. Picture rail.

Bedroom Two

10'9 x 8'6

UPVC double glazed window to the rear aspect. Central heating radiator. Built in airing cupboard. Fitted wardrobes

Bedroom Three

8'2 x 6'5

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

Shower Room

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a step in shower cubicle, a white vanity unit housing a wash hand basin with mixer tap and a low level wc. Central heating radiator. Part tiled walls.

External

At the rear of the property is a paved patio area with steps up to a paved garden with raised beds and shrub and floral displays. Garden shed.

At the front is a paved area with two driveways for off road parking and a single garage



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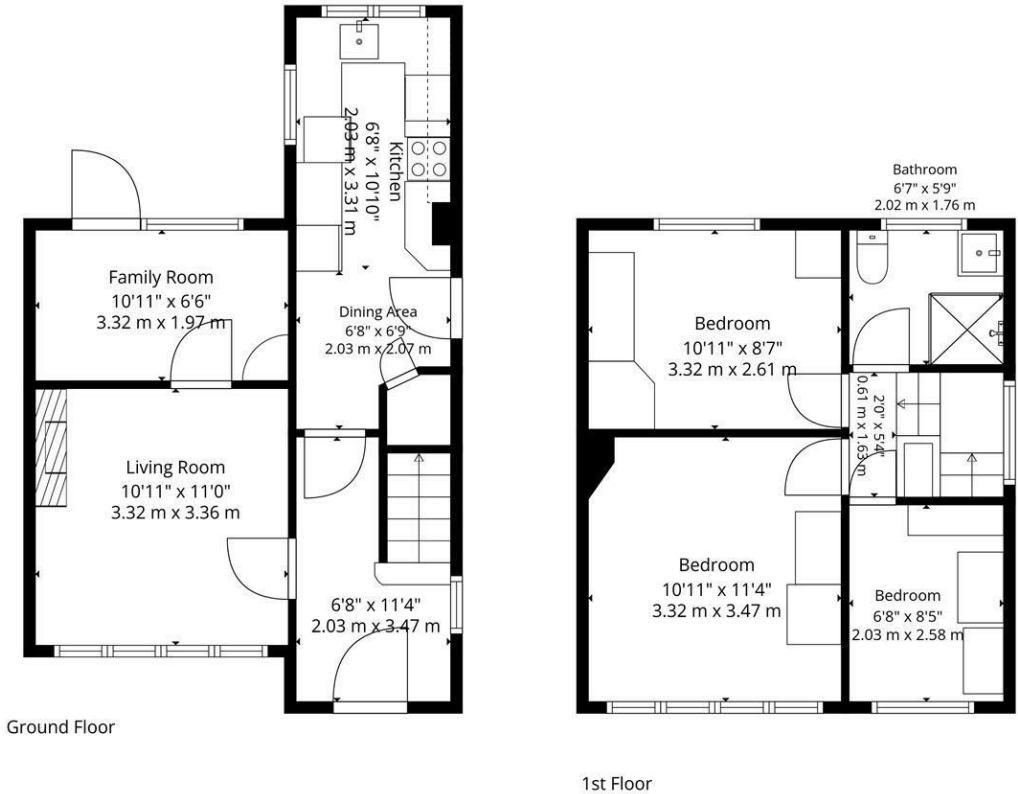
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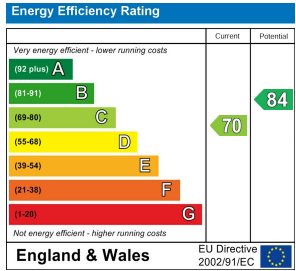
Council Tax Band

B



Total: 755 sq. Ft, 70 m2
Ground Floor: 396 sq. Ft, 37 M2, 1st Floor: 359 sq. Ft, 33 m2
Excluded Areas: " ": 3 sq. Ft, 0 M2, Walls: 87 sq. Ft, 8 m2

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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.

