

LEASEHOLD



House - Semi-Detached

112 ST. JAMES ROAD, ECCLESTON PARK, L34 2RH

Asking Price

£295,000

FEATURES

- Beautifully presented three bedroom semi detached
- Ecclestone Park train station and motorway links are nearby
- Lounge with log burning stove and newly carpeted
- Three double bedrooms and a family bathroom
- Situated in a popular location and close to excellent schools
- Entrance hall with traditional black and white tiled flooring
- Dining kitchen with central island and built in appliances
- Large rear garden with patio, lawn and two brick outbuildings



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Eccleston Park

Entrance Hall

UPVC part glazed front door. Black and white tiled flooring. Understairs storage cupboard. Central heating radiator with decorative cover. Coved ceiling

Lounge

14'2 x 12'8

UPVC double glazed bay window to the front aspect. Newly carpeted. Log burning stove on a granite hearth with wooden mantle. Central heating radiator.

Dining Kitchen

20'7 x 16'6

Two UPVC part glazed doors to the rear garden. Porcelain tiled flooring. Fitted with a range of grey quality wall and base units including a double larder unit and a single bowl ceramic sink with mixer tap. Island/breakfast bar. Integral appliances include an induction hob with black extractor hood over, an electric double oven, full length fridge and a built in freezer, dishwasher and washing machine.

Cloaks

UPVC double glazed window to the side aspect. Fitted with a low level wc and a wash hand basin with mixer tap.

Landing

Doors to all rooms. Skylight. Loft access point

Bedroom One

11'8 x 11'5

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

Bedroom Two

13'0 x 11'4

UPVC double glazed window to the rear aspect. Central heating radiator with decorative cover. Picture rail.

Bedroom Three

12'1 x 8'7

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

Bathroom

UPVC double glazed sash window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower, a pedestal wash hand basin and a low level wc. Brick effect tiled splashbacks. Built in shelving.

External

At the rear of the property is a paved patio area with a large garden laid to lawn with shrub displays. Two brick outbuildings. Shale seating area. Garden shed.

Double electric socket.

At the front is a driveway for off road parking leading to a single detached garage

AGENTS NOTES

Please note this property is Leasehold. The length of the lease is 950 years from 22nd November 1916. The ground rent is £2.00 per year.

We have been informed by the seller that the ground rent has never been collected and an Absentee Landlord Policy is in place.



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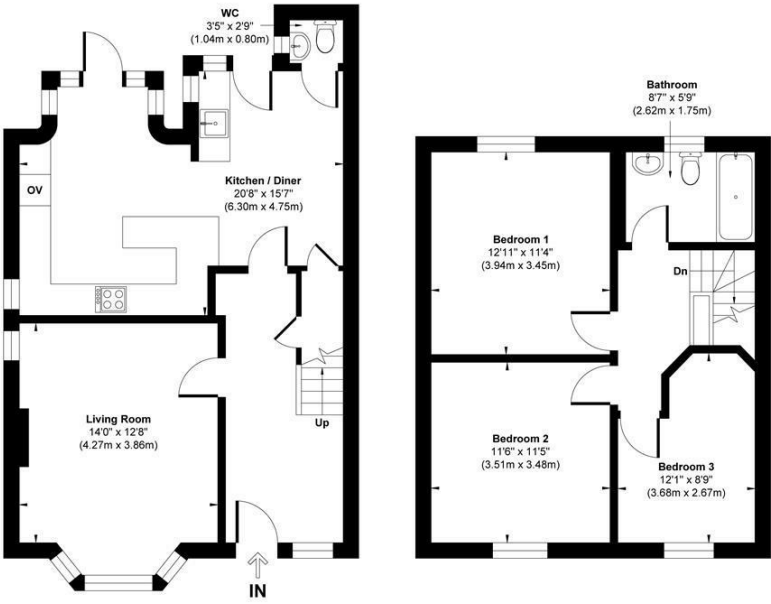
Call us on

0151 329 3313

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

Council Tax Band

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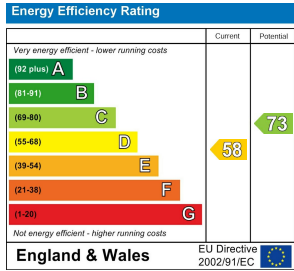


Ground Floor
Approximate Floor Area
615 sq.ft
(57.14 sq.m)

First Floor
Approximate Floor Area
515 sq.ft
(47.85 sq.m)

Approx. Gross Internal Floor Area 1130 sq. ft / 104.99 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.



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.

