

FREEHOLD



House - Semi-Detached

72 SINCLAIR AVENUE, PRESCOT, L35 7LW

Asking Price

£185,000

FEATURES

- Three bedroom semi detached property
- Situated on a corner plot in a sought after location
- Entrance hall, lounge
- Dining kitchen and utility room
- Three bedrooms and family bathroom
- Gardens to the front, side and rear
- Driveway for off road parking and single garage
- Offered with No Onward Chain
- We recommend an early viewing

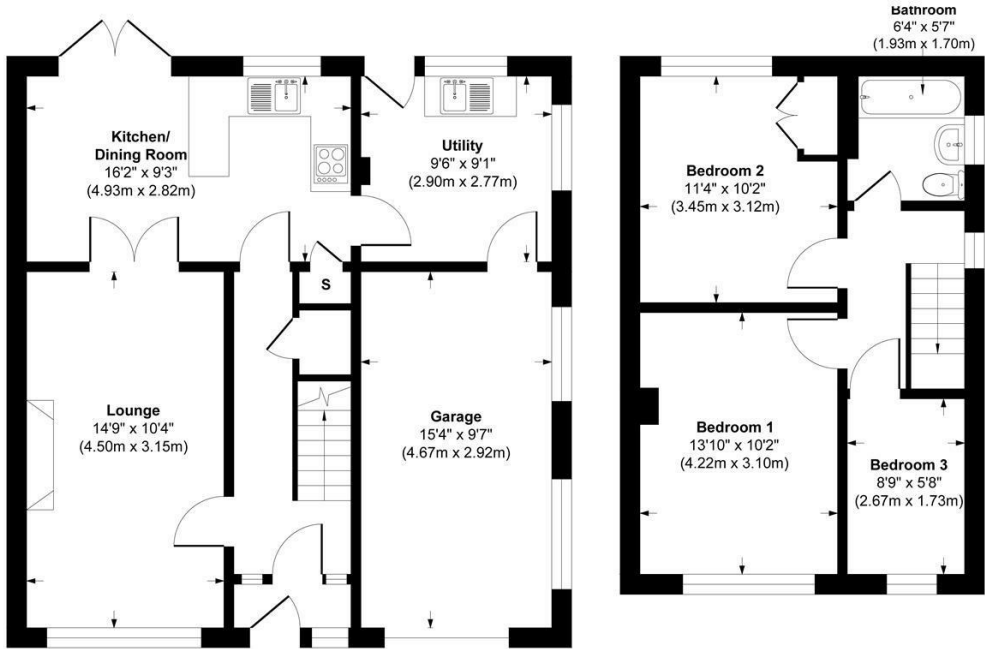


BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached

located in Prescot

A three bedroom semi detached property situated on a corner plot in a much sought after location. Close to Eccleston Park train station, local schools and shops and with easy access to motorway links. The accommodation briefly comprises of entrance hall, lounge, dining kitchen and utility room. On the first floor are three bedrooms and a family bathroom. The property has gardens to the front, side and rear with a driveway for off road parking leading to a single integral garage with an up and over door. We recommend an early viewing. EPC Grade:



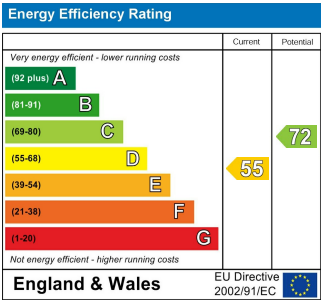
Ground Floor
 Approximate Floor Area
 720 sq. ft
 (66.89 sq. m)

First Floor
 Approximate Floor Area
 401 sq. ft
 (37.25 sq. m)

Approx. Gross Internal Area 1121 sq. ft / 104.14 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

