



FREEHOLD

House - Terraced

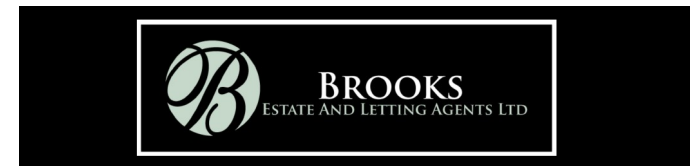
# 22 PARKWOOD ROAD, WHISTON, PRESCOT, L35 3XB

Asking Price

# £185,000

## FEATURES

- A lovely three bedroom mid terraced property
- Situated in a popular location in Whiston
- Close to good local schools and transport links
- Entrance hall, lounge with panelled media wall
- Dining kitchen with seating island and appliances
- Family bathroom with a modern three piece suite
- Garden at the rear and double driveway at the front
- An ideal first time buyers home
- No chain
- An early viewing is advised



# 3 Bedroom House - Terraced located in Prescott

## Entrance Hall

Central heating radiator with decorative cover. Stairs to the first floor accommodation

## Lounge

14'3 x 11'9

UPVC double glazed window to the front aspect. Central heating radiator. Panelled media wall. Coved ceiling

## Dining Kitchen

15'5 x 8'7

UPVC double glazed french doors and window to the rear aspect. Quality vinyl flooring. 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 a gas hob, electric oven and extractor hood. Island with seating. Plumbed for an automatic washing machine. Understairs storage cupboard.

## Landing

Doors to all rooms. Built in airing cupboard.

## Bedroom One

9'8 to wardrobes x 8'7

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Fitted mirror fronted wardrobes.

## Bedroom Two

11'4 x 8'7

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

## Bedroom Three

8'2 x 6'5

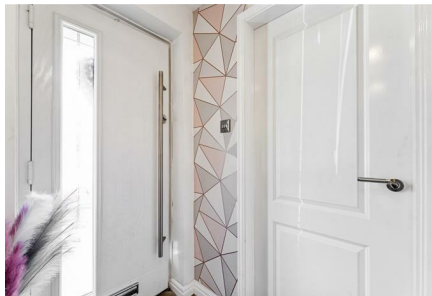
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Central heating radiator.

## Bathroom

UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising of a 'P' shaped bath with overhead shower and glass screen, a white vanity unit housing a wash hand basin and a low level wc with concealed cistern. Heated towel rail. Tiled walls. UPVC panelled ceiling with inset spotlights.

## External

At the rear of the property is a paved patio area with a garden laid to lawn. At the front is a driveway for two vehicles.



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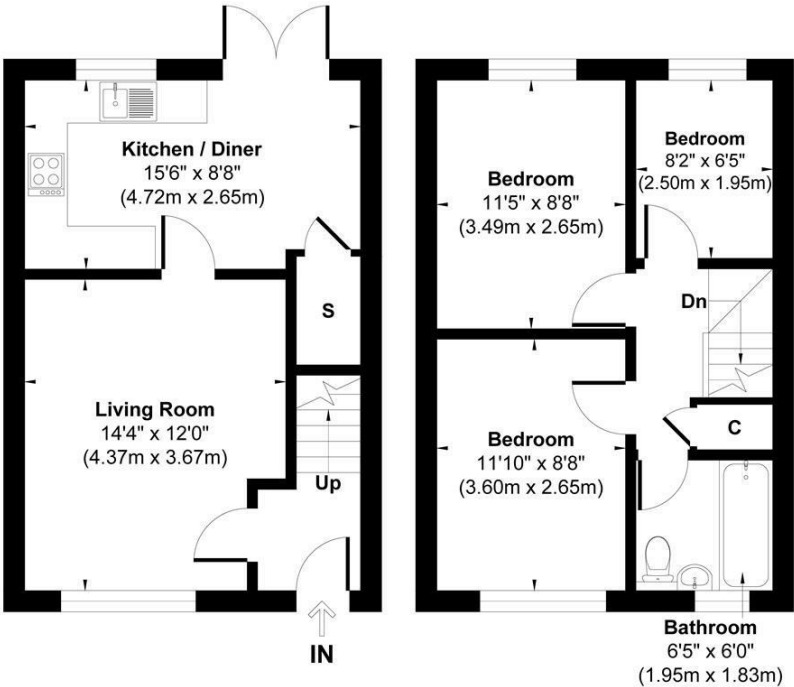
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Council Tax Band

**B**



**Ground Floor**  
Approximate Floor Area  
364 sq.ft  
(33.84 sq.m)

**First Floor**  
Approximate Floor Area  
364 sq.ft  
(33.84 sq.m)

**Approx. Gross Internal Floor Area 728 sq. ft / 67.68 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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | 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.

