

FREEHOLD



House - Semi-Detached (EPC Rating: B)

**26 LYSANDER ROAD, PRESCOT, L34 1BP**

Asking Price

**£255,000**



**BROOKS**  
ESTATE AND LETTING AGENTS LTD



# 3 Bedroom House - Semi-Detached located in Prescot

This stunning three-bedroom semi-detached property is ideally located on a sought-after new development, just a short distance from Prescot Retail Park, Prescot town centre, well-regarded local schools, and excellent transport links.

The home has been thoughtfully upgraded by the current owners, featuring stylish Amtico flooring and a contemporary kitchen fitted with sleek graphite units.

The accommodation briefly comprises: a welcoming entrance hall, a spacious lounge, and a modern open-plan dining kitchen complete with integrated appliances and French doors leading out to the garden. There is also a useful utility area and a convenient ground floor cloakroom.

To the first floor, there are three well-proportioned bedrooms, including a main bedroom with en suite shower room, along with a modern family bathroom finished with a white suite.

Externally, the property benefits from a private rear garden with a patio area—perfect for outdoor entertaining. To the front, there is a double driveway and attractive eaves lighting enhancing the property's kerb appeal.

Early viewing is highly recommended to fully appreciate this beautiful home.

EPC Rating: B

## Entrance Hall

UPVC part glazed front door. Grey Amtico 'spacia' flooring. Central heating radiator with decorative cover. Stairs to the first floor accommodation

## Lounge

14'7 x 11'9  
UPVC double glazed window to the front aspect. Grey Amtico 'spacia' flooring. Central heating radiator. Understairs storage cupboard.

## Dining Kitchen

12'6 x 11'0  
UPVC double glazed french doors leading to the rear garden. Grey Amtico 'spacia' flooring. Fitted with a range of 'graphite' wall and base units comprising of handleless cupboards, drawers and work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an induction hob, electric oven, stainless steel extractor hood, fridge freezer and dishwasher. Central heating radiator.

## Utility Area

UPVC double glazed window to the rear aspect. Grey Amtico 'spacia' flooring. Wall and base units with contrasting work surface. Plumbed for an automatic washing machine.

## Cloaks

Grey Amtico 'spacia' flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Xpelair fan.

## Landing

UPVC double glazed window to the side aspect. Built in storage cupboard with hanging rails. Loft access point.

## Bedroom One

11'7 x 10'7  
UPVC double glazed window to the front aspect. Central heating radiator. Built in storage cupboard.

## En Suite

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a semi pedestal wash hand basin and a low level wc. Tiled splashbacks. Xpelair fan.

## Bedroom Two

10'6 x 7'8  
UPVC double glazed window to the rear aspect. Central heating radiator.

## Bedroom Three

7'1 x 6'7  
UPVC double glazed window to the front aspect. Central heating radiator.

## Bathroom

Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a semi pedestal wash hand basin and a low level wc. Central heating radiator. Part tiled walls.

## External

At the rear of the property is a paved patio area with a garden laid to lawn. Water supply.  
At the front is off road parking spaces for two vehicles. Spotlights into the fascia. Electric car charging point,

## AGENTS NOTES

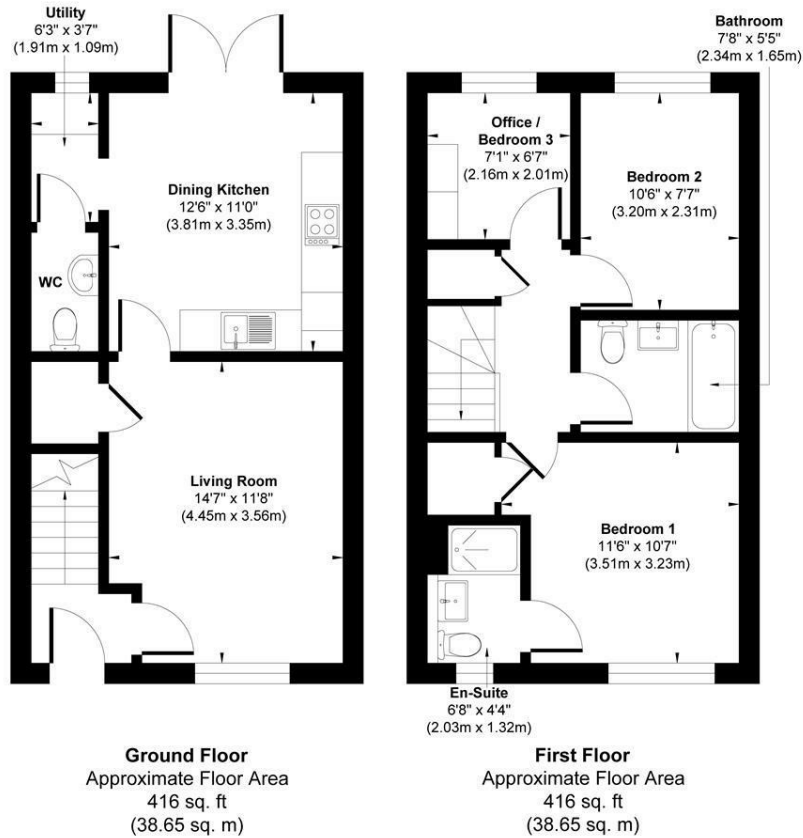
Please note that although this property is freehold, there is a service charge of £150.00 per year.



Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person.







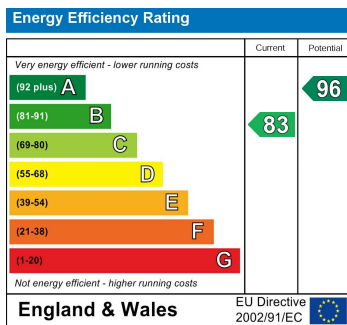
**Approx. Gross Internal Floor Area 832 sq. ft / 77.30 sq. m**

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.

Council Tax Band

**C**

Energy Performance Graph



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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.

