

FREEHOLD



House - Detached

# 8 CANTERBURY CLOSE, PRESCOT, L34 6LF

Offers Over


# £255,000

## FEATURES

- Well presented and extremely spacious
- Situated at the top of the cul de sac close to excellent schools
- Entrance hall and downstairs cloaks
- Conservatory with full roof and door to the garden
- No onward chain
- Three bedroom detached property
- Prescott town centre and transport links nearby
- Lounge with feature fireplace and dining kitchen
- En suite to the main bedroom with a three piece suite



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**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Detached located in Prescot

## Entrance Hall

UPVC part glazed front door. Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator with decorative cover.

## Cloaks

UPVC double glazed window to the front aspect. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Central heating radiator.

## Lounge

15'2 x 11'4

UPVC double glazed bow window to the front aspect. Laminate wood effect flooring. Central heating radiator. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Coved ceiling

## Dining Kitchen

14'9 x 8'8

Sliding doors leading to the conservatory. UPVC double glazed window to the rear. Part laminate wood effect flooring and part tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink with single drainer. Space for a range cooker. Understairs storage cupboard.

## Conservatory

11'3 x 7'6

UPVC double glazed units and door to the side. Laminate wood effect flooring. Velux window. Inset ceiling spotlights.

## Landing

UPVC double glazed window to the side aspect. Built in airing cupboard. Loft access point.

## Bedroom One

12'7 x 8'4

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

wardrobes, overhead units, display units and bedside cabinets. Central heating radiator.

## En Suite

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a step in shower enclosure with waterfall shower and UPVC panelled splashbacks, a wash hand basin and a low level wc. Heated towel rail. Shaver point. Xpelair fan

## Bedroom Two

8'7 x 8'4

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

## Bedroom Three

7'4 x 6'3

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

## Bathroom

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a 'P' shaped bath, a pedestal wash hand basin and a low level wc. Heated towel rail. Tiled walls. Xpelair fan.

## External

At the rear of the property is a block paved patio with a lawned garden. There are mature fruit trees, vegetable patch and shrub displays. Access to the garage. At the front is a lawn with shrub displays. A driveway for several vehicles lead to a single detached garage.



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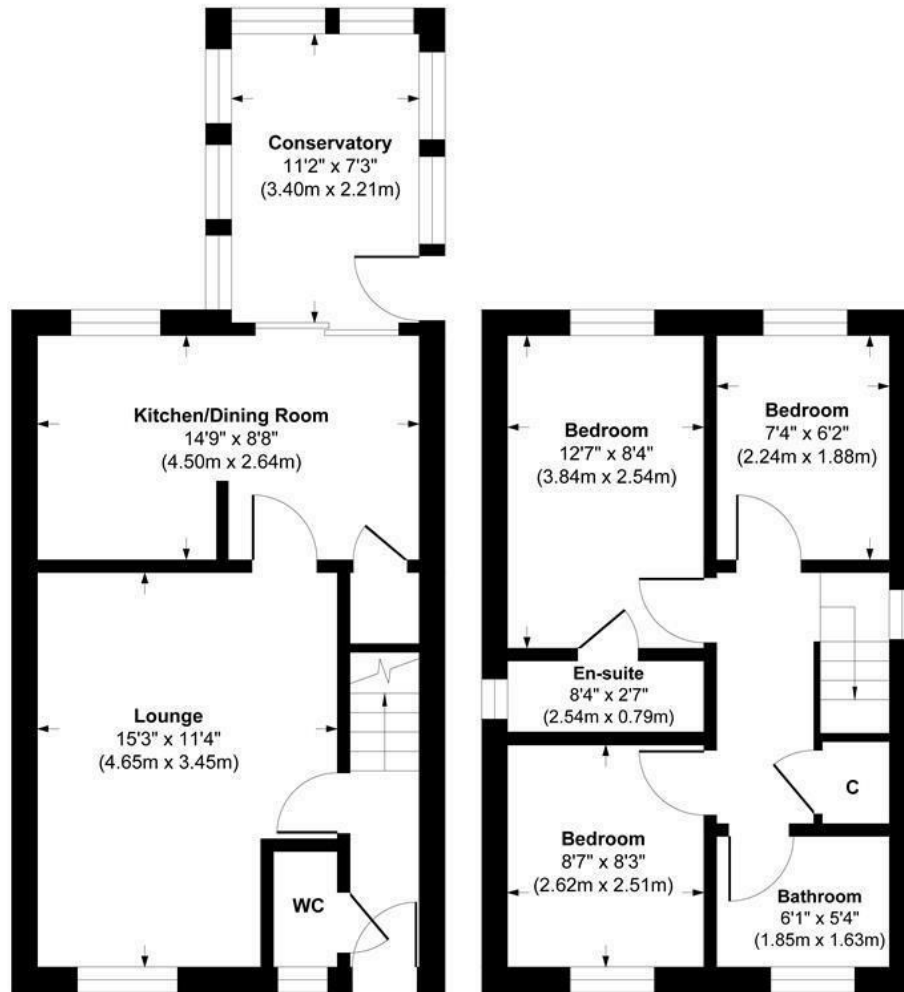
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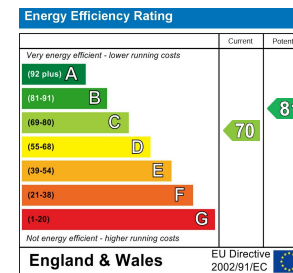


**Ground Floor**  
Approximate Floor Area  
445 sq. ft  
(41.34 sq. m)

**First Floor**  
Approximate Floor Area  
360 sq. ft  
(33.44 sq. m)

Approx. Gross Internal Area 805 sq. ft / 74.78 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.



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.

