

FREEHOLD



House - Semi-Detached

112 CROSS LANE, WHISTON, PRESCOT, L35 3QL

Asking Price

£180,000

FEATURES

- Three bedroom semi detached property
- Situated in a popular location close to local schools
- Offered with No Onward Chain
- Entrance porch and entrance hall
- Lounge/Dining room and fitted kitchen
- Family shower room with a four piece suite
- Gardens to the front and rear with workshop
- Brick outbuildings and driveway for several vehicles
- An early viewing is advised



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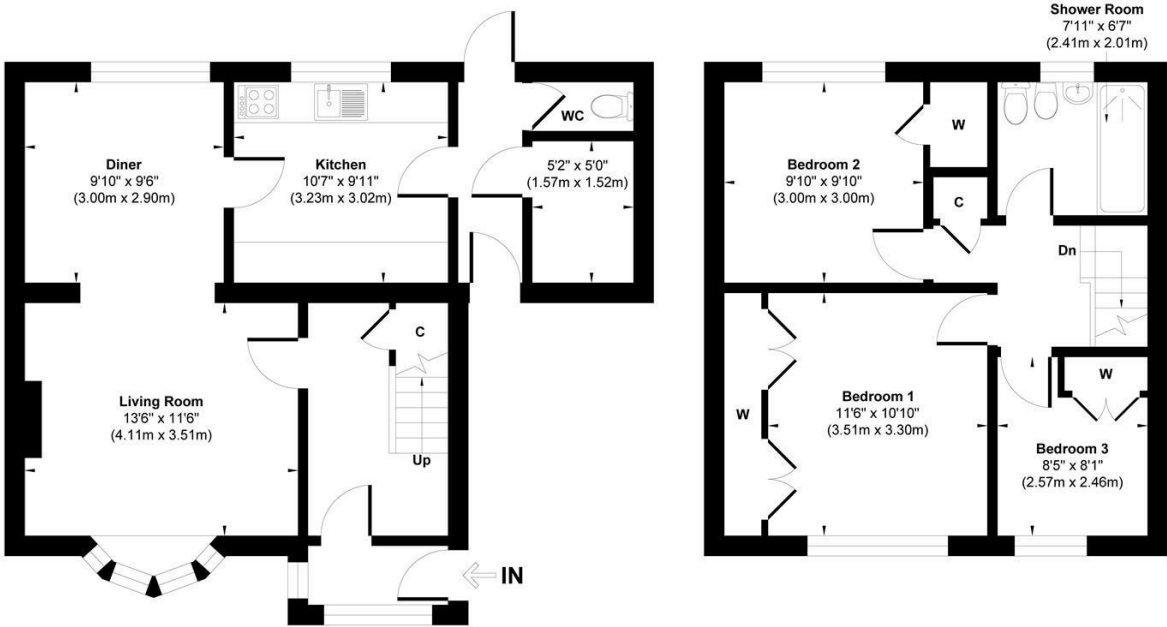
3 Bedroom House - Semi-Detached located in Prescot

Offered for sale with no onward chain, this well-proportioned three-bedroom semi-detached home is situated in a popular residential location, conveniently close to local schools, shops, and transport links, making it an ideal purchase for families and first-time buyers alike.

The accommodation comprises an entrance porch leading into a welcoming entrance hall, a spacious lounge featuring a fireplace, and a fitted kitchen offering a range of wall and base units with space for appliances.

To the first floor, there are three generously sized bedrooms along with a family shower room fitted with a three-piece suite.

Externally, the property benefits from a good-sized rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor entertaining. Additional benefits include a workshop and two brick-built outbuildings, one housing a WC and the other providing useful storage.



Ground Floor
Approximate Floor Area
583 sq.ft
(54.16 sq.m)

First Floor
Approximate Floor Area
469 sq.ft
(43.57 sq.m)

Approx. Gross Internal Floor Area 1052 sq. ft / 97.73 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.

Call us on
0151 329 3313
prescot@brooksestateandlettings.co.uk
www.brooksestateandlettings.co.uk

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

