



LEASEHOLD

House - Semi-Detached

75 LAYTON WAY, PRESCOT, L34 5NR

Asking Price

£218,000

FEATURES

- A lovely three bedroom, three storey semi detached
- Situated away from the road close to Prescot train station
- Walking distance to Prescot Retail park and good local schools
- Entrance hall, downstairs cloaks with a two piece suite
- Lounge with french doors to the garden
- Modern fitted kitchen with built in appliances
- Three double bedrooms and family bathroom
- Large en suite to the main bedroom
- Gardens to the front and rear, parking space and garage
- An early viewing is advised



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BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Prescot

Entrance Hall

Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator

Cloaks

Laminate wood effect flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Central heating radiator.

Lounge

UPVC double glazed french doors leading to the garden. Two central heating radiators. Understairs storage cupboard

Kitchen

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fitted with a range of wood effect gloss 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, extractor hood, fridge freezer and dishwasher. Brick effect tiled splashbacks.

1st Floor Landing

Doors to all rooms. Stairs to the main bedroom. Central heating radiator.

Bedroom Two

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

Bedroom Three

Two UPVC double glazed windows to the front aspect. Central heating radiator.

Bathroom

UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath, a pedestal wash hand basin and a low level wc.

Second floor

Bedroom One

Two velux windows. Part panelled walls. Central heating radiator.

En Suite

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

External

At the rear of the property is a paved patio area with a garden laid to lawn and raised beds. Gate to the side.

At the front is a small garden area.

The property benefits from an allocated parking space and a detached garage.

AGENTS NOTES

Please note this property is leasehold. The length of the lease is 250 years from 1st January 2008. The ground rent is £387.99 per year and the service charge is £300.00 per year



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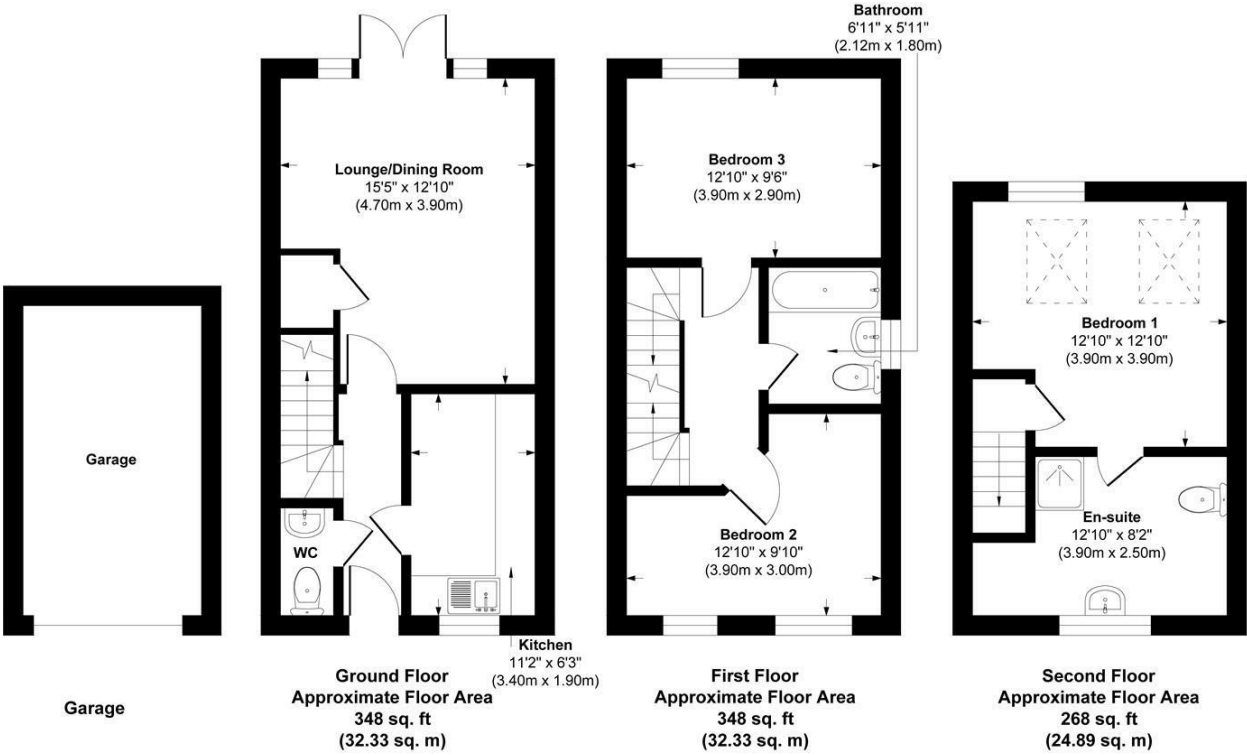
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Council Tax Band

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Approx. Gross Internal Area 964 sq. ft / 89.55 sq. meters (Excluding Garage)
 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	73	
(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.

