House - End Terrace (EPC Rating: D)

11 NEW ROAD, ECCLESTON LANE ENDS, PRESCOT, L34 6JS

Asking Price

£160,000

BROOKS
ESTATE AND LETTING AGENTS LTD

2 1 2 D

2 Bedroom House - End Terrace located in Prescot

Situated in a popular residential area of Prescot, this well-presented two-bedroom end-terraced property offers spacious accommodation, ideal for first-time buyers, downsizers or investors.
The ground floor comprises two reception rooms, providing flexible living and dining space, along with a separate utility room. To the first floor are two generous bedrooms and a family bathroom. Newly fitted carpets add a fresh feel throughout.
Externally, the property benefits from a private rear garden and a large shed offering excellent storage.
Ready to move straight into, with scope to add your own personal touches, the property is conveniently located close to local amenities, schools, transport links and Prescot town centre.
Early viewing is highly recommended.

Entrance Porch
UPVC double glazed units and part glazed door. Laminate flooring.

Entrance Hall
UPVC part glazed front door. Stairs to the first floor accommodation

Lounge
14'0 x 10'7
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Feature fireplace. Central heating radiator. Fitted for wall lights.

Sitting Room
11'4 x 11'2
UPVC double glazed patio doors leading to the rear garden.. Laminate wood effect flooring. Central heating radiator. Living flame gas fire on a marble hearth. Coved ceiling

Kitchen
11'4 x 6'7
UPVC double glazed window to the rear aspect. Ceramic 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 unit with mixer tap. Extractor hood. Tiled splashbacks. Central heating radiator. Understairs storage cupboard

Utility Room
12'2 x 6'11
UPVC double glazed doors to the front and rear aspects. Laminate wood effect flooring. Plumbed for an automatic washing machine

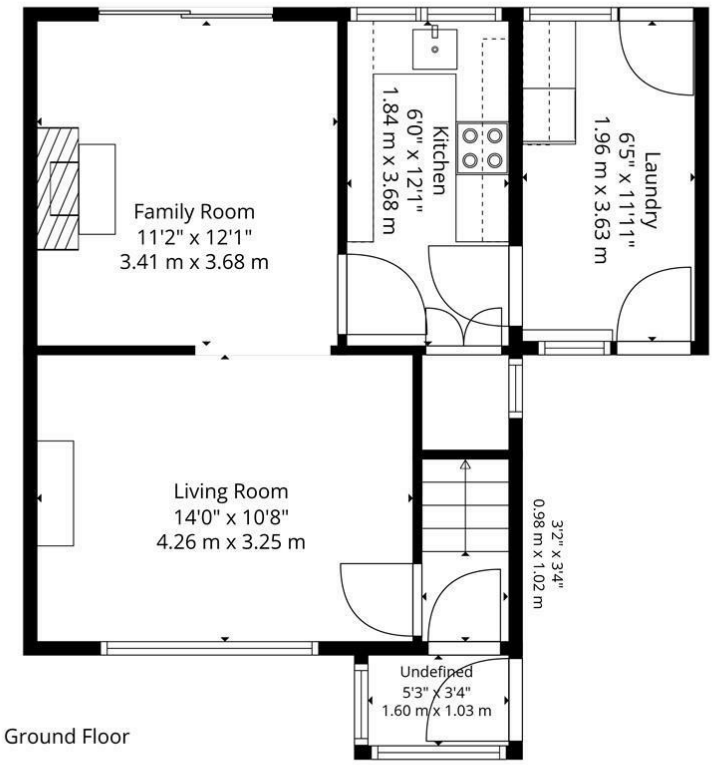
Landing
UPVC double glazed window to the side aspect. Central heating radiator. Loft access point

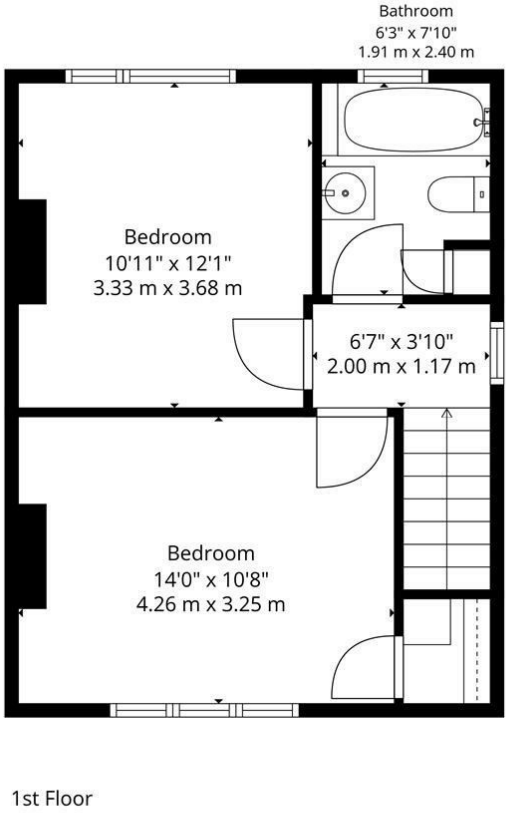
Bedroom One
14'1 x 10'7
UPVC double glazed window to the front aspect. Built in storage cupboard. Central heating radiator. Coved ceiling

Bedroom Two
11'5 x 11'2
UPVC double glazed window to the rear aspect. Central heating radiator. Coved ceiling

Bathroom
UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Central heating radiator. Part tiled walls. Environvent fan

External
At the rear of the property is a large paved garden with gravel and shrub borders. Workshop. Water supply





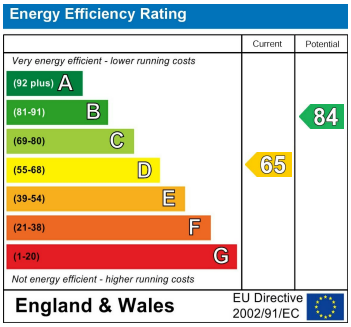
Total: 886 sq. Ft, 83 m2
Ground Floor: 481 sq. Ft, 45 M2, 1st Floor: 405 sq. Ft, 38 m2
Excluded Areas: Undefined: 18 sq. Ft, 2 M2, Walls: 101 sq. Ft, 8 m2

Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Council Tax Band

B

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.

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