House - Semi-Detached

8 BEECHWOOD GROVE, PRESCOT, L35 5AX

Asking Price

£160,000

FEATURES

- Three bedroom semi detached property
- Close to shops, schools and transport links
- Fitted kitchen with built in appliances
- Garden at the rear with patio and lawn
- We recommend an early viewing
- Situated within walking distance to Whiston Hospital
- Entrance porch, entrance hall, lounge with feature fireplace and orangery
- Family bathroom with a three piece suite
- Driveway at the front for off road parking

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3 Bedroom House - Semi-Detached located in Prescot

Entrance Porch
UPVC double doors and windows. Ceramic tiled flooring

Entrance Hall
UPVC double glazed window to the side aspect. Laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation. Cupboard housing utility meter

Lounge
18'3 x 11'0
UPVC double glazed window to the front aspect. Central heating radiator. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Fitted for wall lights. Coved ceiling

Orangery
10'3 x 9'1
UPVC double glazed units and patio door to the garden. Central heating radiator. Inset ceiling spotlights.

Kitchen
13'0 x 6'9
UPVC double glazed window to the rear and UPVC part glazed door to the side. Laminate wood effect 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. Integral appliances include an electric hob, electric oven and extractor hood. Tiled splashbacks. UPVC panelled ceiling

Landing
UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One
10'9 x 10'4
UPVC double glazed window to the front aspect. Central heating radiator. Picture rail.

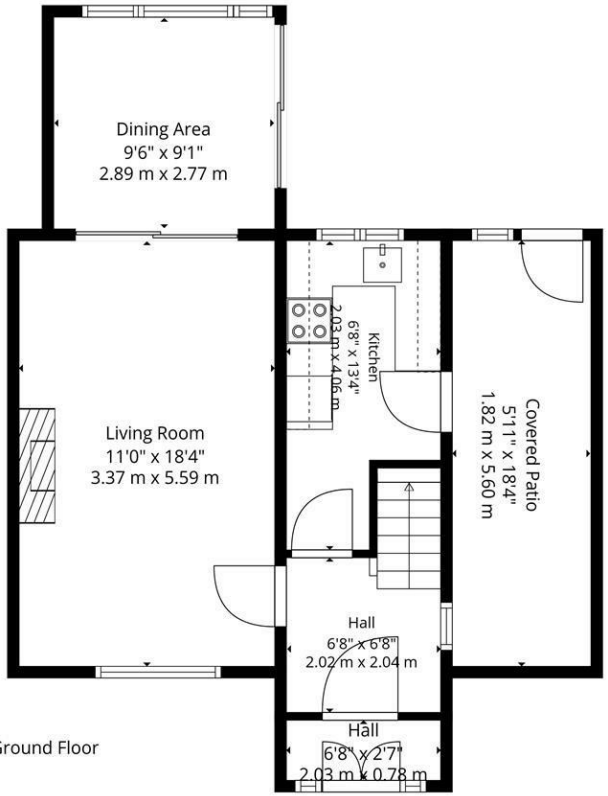
Bedroom Two
10'9 x 8'6
UPVC double glazed window to the rear aspect. Central heating radiator. Picture rail.

Bedroom Three
7'6 x 6'6
UPVC double glazed window to the front aspect. Central heating radiator. Picture rail.

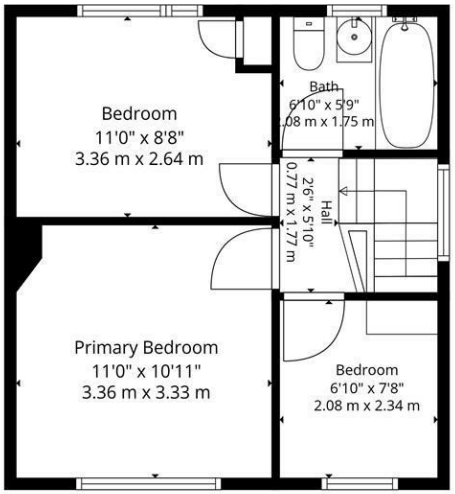
Bathroom
UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead shower and glass screen, a pedestal wash hand basin and a low level wc. Tiled walls with mosaic tiled border. Heated towel rail. UPVC panelled ceiling with inset spotlights.

External
At the rear of the property is a paved patio area with a garden laid to lawn with a gravel pathway and shrub displays. Water supply
At the front is a driveway for off road parking for two vehicles.

AGENTS NOTES
Please note that although the property is freehold, there is a chief rent to pay of £4.00 per year



Ground Floor



1st Floor

Total: 821 sq. Ft, 77 m2
Ground Floor: 459 sq. Ft, 43 M2, 1st Floor: 362 sq. Ft, 34 m2
Excluded Areas: Covered Patio: 110 sq. Ft, 10 M2, Walls: 108 sq. Ft, 10 m2

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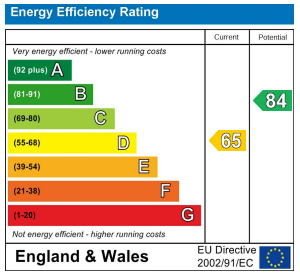

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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