

FREEHOLD



House - Detached

9 LYSANDER ROAD, PRESCOT, L34 1BP

Asking Price

£300,000

FEATURES

- Beautiful three bedroom detached property
- Entrance hall and downstairs cloaks
- French doors leading to the rear garden
- Modern family bathroom
- Driveway for two vehicles with charging point
- Built by 'Miller Homes' completed in 2022
- Lounge and dining kitchen with built in appliances
- En suite shower room with a three piece suite
- Gardens to the front and rear
- An early viewing is advised



 3  2  1  B

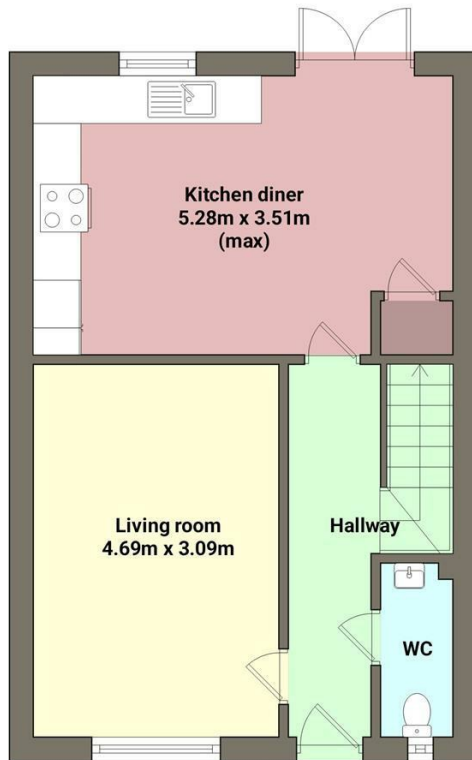


BROOKS
ESTATE AND LETTING AGENTS LTD

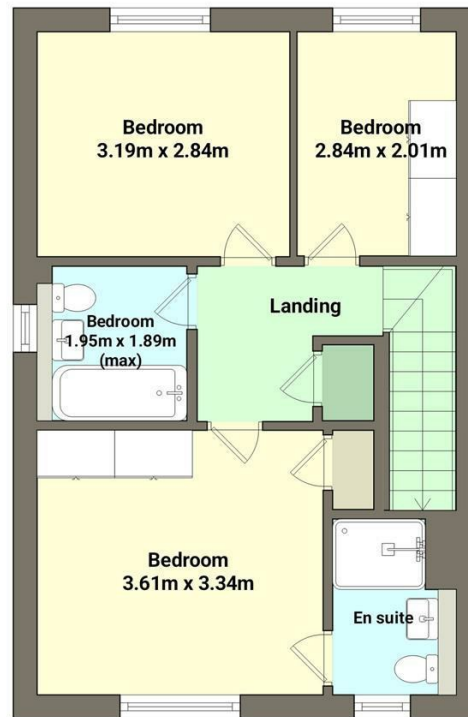
3 Bedroom House - Detached located in Prescot

A beautiful three bedroom detached property situated on a modern development and completed by 'Miller Homes' in 2022. The modern accommodation briefly comprises of entrance hall, downstairs cloaks, lounge and dining kitchen with grey gloss units, built in appliances and french doors to the garden. On the first floor are three bedrooms with an en suite shower room to the main bedroom and a further family bathroom. Externally there are gardens to the front and rear and a driveway for two vehicles. We recommend an early viewing. EPC GRADE: B

Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person.



Ground floor
Area: 42.1 m²



First floor
Area: 41.19 m²

Call us on

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		83	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

