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Porter Close, Prescot, L35 6PY £345,000

We are pleased to offer for sale this four/ five bedroom detached property which offers great potential to adapt to a growing family and is located in a private position. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, dining room, sun room, kitchen, utility room, and two bedrooms with one having an en-suite shower room to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property has a driveway to the front of the property with electric vehicle charging point and an enclosed garden to the rear. Viewing is highly recommended to appreciate the flexibility and size of this property and can be arranged through our office or by calling 0151 426 0222.



Entrance Hallway

UPVc double glazed door, stairs to first floor, and radiator.

Lounge

15'1" x 12'7" (4.62 x 3.85)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

Dining Room

11'10" x 7'10" (3.61 x 2.39)

Double doors leading to sun room, laminate flooring, and radiator.

Sun Room

14'2" x 6'4" (4.33 x 1.94)

UPVc double glazed double doors leading into rear garden, UPVc double glazed windows, radiator, and ceramic floor tiles.

Kitchen

11'10" x 7'8" (3.62 x 2.36)

UPVc double glazed window to rear aspect, range of wall and base units, stainless steel sink, ceramic floor tiles, and integral gas hob, electric oven, fridge, and dishwasher.

Utility

Plumbed for washing machine, and ceramic floor tiles.

Bedroom Four

13'11" x 7'0" (4.26 x 2.15)

UPVc double glazed door leading to rear garden, double glazed sky light, and radiator.

En-Suite to Bedroom Four

Stand in shower cubicle, low level wc, hand wash basin, heated towel rail, and part tiled walls.

Bedroom Five/ Study

15'0" x 6'7" (4.58 x 2.03)

UPVc double glazed window to front aspect, and radiator.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

15'5" x 8'10" (4.70 x 2.70)

UPVc double glazed window to front aspect, and radiator.

Bedroom Two

12'0" x 9'10" (3.67 x 3.02)

UPVc double glazed window to rear aspect, fitted wardrobes, and radiator.

Bedroom Three

9'11" x 6'11" (3.03 x 2.12)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

8'11" x 5'9" (2.74 x 1.77)

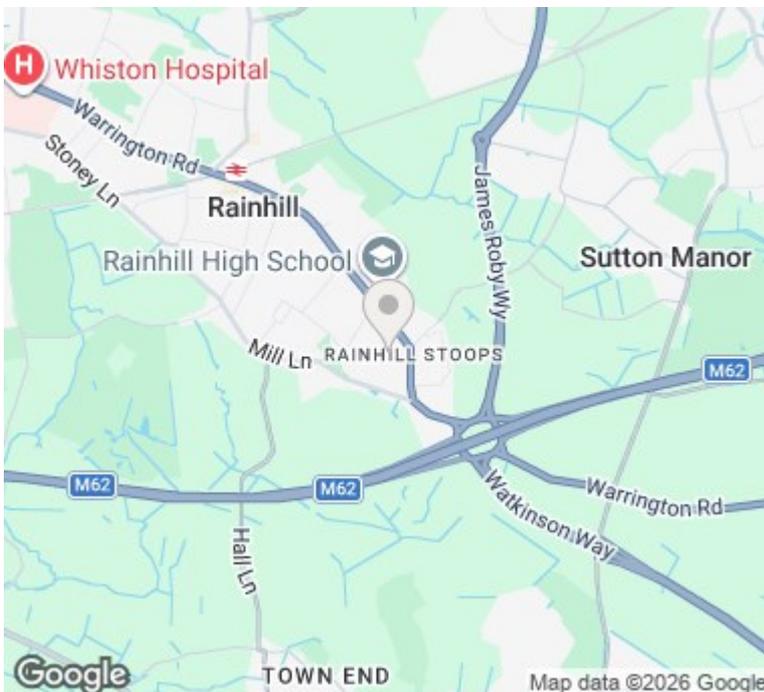
UPVc double glazed window to rear aspect, panelled bath with shower over, hand wash basin, low level wc, tiled walls, and radiator.

External

Driveway to the front of the property with electric charger point. Enclosed garden to the rear which stretches down the side of the property also. There is both lawn and patio areas with fenced boundaries.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.



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			
		72	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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