



LEASEHOLD

House - Detached

7 BEECH MEADOWS, PRESCOT, PRESCOT, MERSEYSIDE, L34 1PS

Guide Price


£339,500

FEATURES

- Immaculate four bedroom detached property
- Entrance hall, downstairs cloaks, lounge with fireplace
- En suite to the main bedroom
- Gardens to the front and rear
- Single garage
- Situated at the top of a cul de sac location
- Large dining kitchen with french doors and appliances
- Family bathroom with a modern suite
- Driveway



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BROOKS
ESTATE AND LETTING AGENTS LTD

4 Bedroom House - Detached located in Prescot

Entrance Hall

Laminate wood effect flooring. Central heating radiator with decorative cover. Understairs storage cupboard. Stairs to the first floor accommodation.

Cloaks

Double glazed window to the front aspect. Laminate wood effect flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Central heating radiator. Tiled splashbacks.

Lounge

16'6 x 14'0 max

Double glazed bay window to the rear aspect. Two central heating radiators. Feature stone fireplace housing a living flame gas fire. Coved ceiling.

Dining Kitchen

27'5 x 9'3

UPVC double glazed french doors leading to the rear garden UPVC double glazed window. Fitted with a range of white 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, extractor hood, a Bosch double oven, Neff dishwasher and wine cooler. Plumbed for an American style fridge freezer.

Landing

Doors to all rooms. Central heating radiator. Built in airing cupboard. Loft access point.

Bedroom One

12'8 x 10'10

Double glazed window to the front aspect. Built in double wardrobe. Central heating radiator.

En Suite

Arched double glazed window to the front aspect. Central heating radiator. Fitted

with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Part tiled walls. Xpelair fan. Inset ceiling spotlights.

Bedroom Two

14'2 x 8'9

Double glazed window to the front aspect. Built in double wardrobe. Central heating radiator.

Bedroom Three

9'10 x 8'10

Double glazed window to the rear aspect. Built in double wardrobe. Central heating radiator.

Bedroom Four

8'11 x 6'7

Double glazed window to the rear aspect. Built in wardrobe. Central heating radiator.

Bathroom

Double glazed window to the rear aspect. Fitted with a three piece suite comprising of 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. Xpelair fan. Inset ceiling spotlights.

External

At the rear of the property is a garden laid to lawn. Not overlooked, at the rear is Woodland Trust.

At the front is a driveway for off road parking, a lawned garden and a single garage.

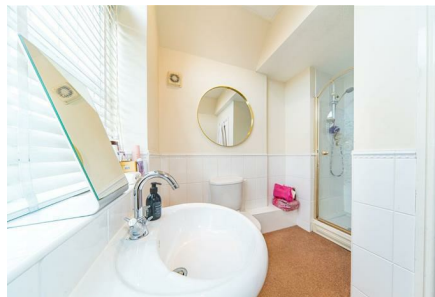
AGENTS NOTES

Please note this property is leasehold . The length of the lease is 999 years from 1st January 1998. The ground rent is £65.00 per year





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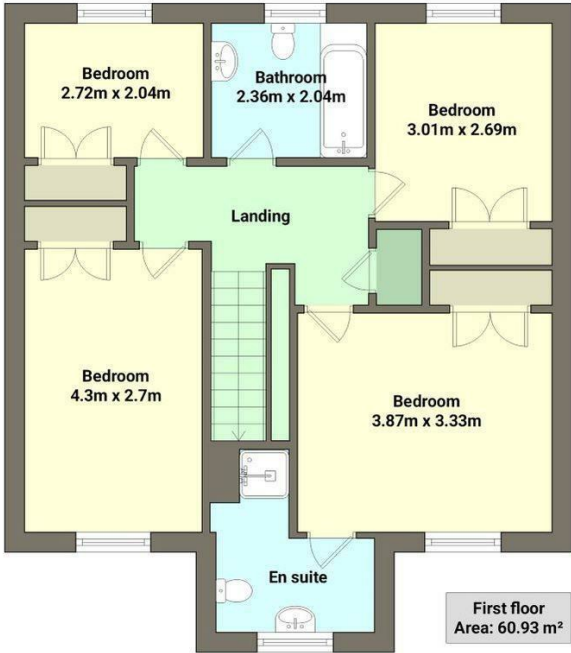
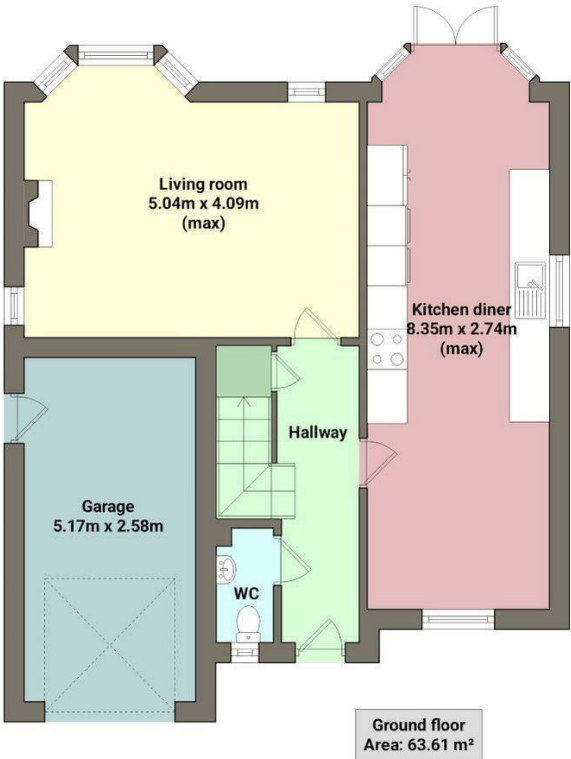
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www.brooksestateandlettings.co.uk

Council Tax Band

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		67	
(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.

