LEASEHOLD







House - Terraced (EPC Rating: C)

9 NEW CROSS STREET, PRESCOT, L34 6JP

Asking Price

£140,000

BROOKS
ESTATE AND LETTING AGENTS LTD

2 1 2 C

2 Bedroom House - Terraced located in Prescot

A lovely two bedroom mid terraced property situated within walking distance to reputable local schools, Prescot town centre and transport links. The spacious accommodation briefly comprises of lounge with wall mounted electric fire, dining room, fitted kitchen with built in appliances and ground floor bathroom with a three piece suite. On the first floor are two double bedrooms and a cloaks with a two piece suite. The property has a rear yard. We recommend an early viewing. An ideal first time buyers home. EPC GRADE: C

Lounge
12'8 x 11'8
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Wall mounted electric fire. Central heating radiator. Coved ceiling

Dining Room
12'1 x 11'3
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Stairs to the first floor accommodation. Central heating radiator. Coved ceiling

Kitchen
7'8 x 7'6
UPVC double glazed window to the side aspect. 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 a five ring gas hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Tiled walls

Inner Hallway
UPVC door to the side. Tiled walls

Bathroom
UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a panelled bath with overhead shower, a pedestal wash hand basin and a low level wc. Part panelled/part tiled walls. Heated towel rail. Panelled ceiling

Landing
Doors to all rooms

Bedroom One
12'8 x 11'6
UPVC double glazed window to the front aspect. Central heating radiator. Loft access point.

Bedroom Two
9'6 x 9'2
UPVC double glazed window to the rear aspect. Central heating radiator. Built in storage cupboard.

Cloaks
Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. UPVC panelled splashbacks.

External
At the rear is an enclosed yard with gate

AGENTS NOTES
Please note this property is leasehold. The length of the lease is 999 years from 2nd January 1879. The ground rent is £3.25 per year


Love You Bye













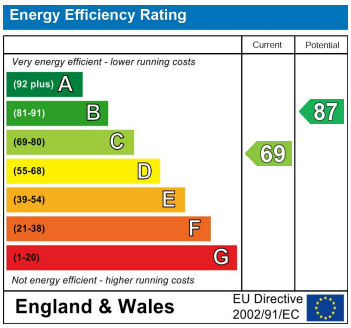
Total: 733 sq. Ft, 68 m2
Ground Floor: 431 sq. Ft, 40 M2, 1st Floor: 302 sq. Ft, 28 m2
Excluded Areas: Walls: 94 sq. Ft, 9 m2

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Council Tax Band

A

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.