





House - Semi-Detached

50 BISHOP DRIVE, WHISTON, PRESCOT, MERSEYSIDE, L35 3JL

Auction Guide

£160,000

FEATURES

- Excellent Investment Opportunity – Tenants in Situ
- Currently Achieving £775 PCM (£9,300 Per Annum)
- Well-Presented Three Bedroom Semi-Detached Property
- Front & Rear Gardens with Decked Seating Area
- Established Tenancy Providing Immediate Rental Income
- Walking Distance to Whiston Village & Train Station
- Popular Residential Location
- Modern Three-Piece Family Bathroom

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3 Bedroom House - Semi-Detached located in Prescot

Description

A well-presented three-bedroom semi-detached property situated in a popular residential location, conveniently positioned for Whiston Village, Whiston train station, local schools, public transport links and excellent motorway connections.

The property offers well-proportioned accommodation comprising an entrance hall, spacious lounge with feature fireplace, fitted kitchen with integrated appliances, modern family bathroom and three bedrooms. Externally, the property benefits from attractive front and rear gardens, a decked seating area and driveway providing off-road parking.

Lounge

15' 6" x 14' 4" (4.72m x 4.37m)

A bright and spacious reception room featuring a UPVC double glazed window overlooking the front, laminate wood-effect flooring and an attractive fireplace housing a living flame gas fire with marble inset and hearth. Central heating radiator, understairs storage cupboard with provision for a tumble dryer and coved ceiling.

Kitchen

14' 4" x 8' 2" (4.37m x 2.49m)

Fitted with a comprehensive range of wall and base units, contrasting work surfaces and a stainless steel sink with mixer tap. Integrated appliances include a gas hob, electric oven and extractor hood. Ceramic tiled flooring, tiled splashbacks, central heating radiator, plumbing for an automatic washing machine and UPVC double glazed patio doors providing access to the rear garden.

Landing

UPVC double glazed window to the side, doors providing access to all bedrooms and bathroom, loft access and coved ceiling.

Bedroom One

14' 0" x 8' 2" (4.26m x 2.49m)

UPVC double glazed window overlooking the front aspect and central heating radiator.

Bedroom Two

10' 0" x 8' 0" (3.05m x 2.44m)

UPVC double glazed window overlooking the rear garden, laminate wood-effect flooring and central heating radiator.

Bedroom Three

9' 7" x 5' 9" (2.92m x 1.75m)

UPVC double glazed window to the front aspect, laminate wood-effect flooring, built-in storage cupboard and coved ceiling.

Bathroom

Modern family bathroom fitted with a three-piece suite comprising a panelled bath with mixer tap and shower attachment, contemporary white gloss vanity unit incorporating a wash hand basin and low-level WC. UPVC double glazed window to the rear, tiled flooring and walls, heated towel rail, inset ceiling spotlights and coved ceiling.

External

The rear garden provides a pleasant outdoor space with a decked seating area, lawn, mature shrubs and established trees. A paved side area provides additional useful space and houses a large garden shed.

To the front, the property benefits from a lawned garden and driveway providing valuable off-road parking.

Agents Notes
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction

sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

Disclaimer
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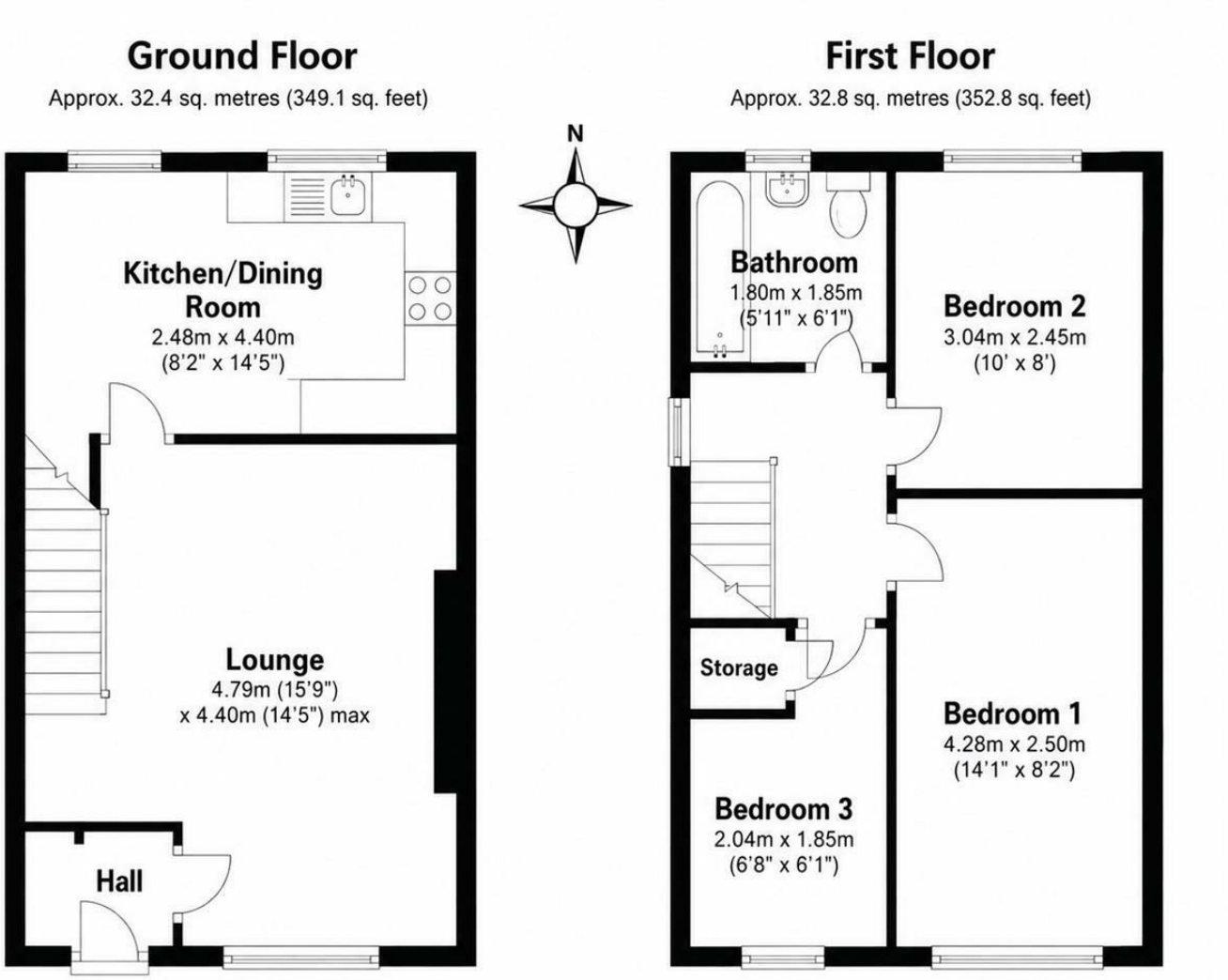












Total area: approx. 65.2 sq. metres (701.8 sq. feet)

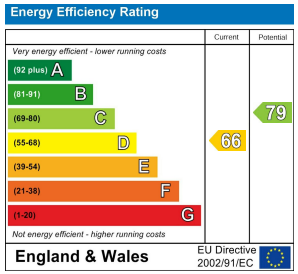
Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk
www.brooksestateandlettings.co.uk

Council Tax Band

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