



House - Semi-Detached

# 45 SPEAKMAN WAY, PRESCOT, MERSEYSIDE, L34 5ND

Per Calendar Month

## £1,150 Per

### FEATURES

- Well presented three bedroom double fronted end terrace property
- Dining kitchen with built in appliances
- Garden at the side with patio and lawned area
- Situated on a modern development
- Entrance hall, lounge with french doors to the garden
- En suite to the master bedroom and further family bathroom
- Close to Prescot retail park, good schools and public transport routes
- An early viewing is advised



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached located in Prescot

A well presented three bedroom double fronted end terraced property situated on a modern development and close to Prescot retail park, public transport routes and motorway links. The accommodation briefly comprises of entrance hall, lounge, dining kitchen, en suite to the master bedroom and family bathroom with three piece suite. The property has gardens at the side with patio and lawn. EPC GRADE: B.

Call us on

**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

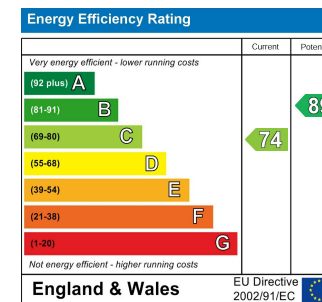
**Council Tax Band**

**C**



Ground floor  
Area: 35.2 m<sup>2</sup>

First floor  
Area: 34.59 m<sup>2</sup>



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.

