

FLYING FREEHOLD



House - Terraced

# 18 PARADISE LANE, WHISTON, PRESCOT, L35 3RZ

Asking Price

## £160,000

### FEATURES

- Spacious two bedroom cottage style terraced property
- Large dining kitchen with built in appliances
- Family bathroom with a four piece suite
- Well maintained gardens to the front and rear
- Local schools, shops and transport links nearby
- Two double bedrooms
- Laundry zone and downstairs cloaks
- Entrance hall, lounge with feature fireplace
- Close to Whiston Village and Stadt Moers Park



**BROOKS**  
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# 2 Bedroom House - Terraced located in Prescot

A lovely two bedroom cottage style terraced property situated opposite Stadt Moers Park and within walking distance to Whiston Village. Close to good local schools, shops and transport links. The spacious accommodation briefly comprises of entrance hall, lounge with feature fireplace, large dining kitchen with built in appliances, laundry zone and downstairs cloaks. On the first floor are two double bedrooms and a large family bathroom with a four piece suite. There are well tended and well maintained gardens to the front and rear with lawns and shrub displays. We recommend an early viewing of this ideal first time buyers home. EPC GRADE: D



Call us on

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**Council Tax Band**

**A**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 62                      | 70        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



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