LEASEHOLD







House - Semi-Detached (EPC Rating: D)

27 MOLYNEUX CLOSE, PRESCOT, MERSEYSIDE, L35 5DZ

Asking Price

£140,000

BROOKS
ESTATE AND LETTING AGENTS LTD

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2 Bedroom House - Semi-Detached located in Prescot

Situated in the tranquil cul-de-sac of Molyneux Close, Prescot, this charming semi-detached house presents an excellent opportunity for first-time buyers. Built in 1950, the property spans an impressive 915 square feet and is conveniently located within walking distance of local shops, schools, Whiston Hospital, and various transport routes, making it an ideal choice for those seeking both comfort and accessibility.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed lounge, featuring delightful French doors that open onto the garden, allowing for an abundance of natural light. The fitted kitchen, complete with built-in appliances, offers a practical space for culinary endeavours. Additionally, the ground floor benefits from a convenient downstairs cloakroom.

The first floor comprises two generously sized bedrooms, perfect for relaxation or study, alongside a modern family bathroom equipped with a stylish three-piece suite. The property is further enhanced by a lovely garden laid to lawn, providing an inviting outdoor space for leisure and enjoyment. The front of the house features a driveway, offering off-road parking for one vehicle.

Offered with no onward chain, this property is ready for you to make it your own. We highly recommend an early viewing to fully appreciate the potential of this delightful home. With an EPC grade of C, it also promises energy efficiency, making it a wise investment for the future.

Entrance Hall
Laminate wood effect flooring. Central heating radiator. Built in storage cupboard.

Cloaks
UPVC double glazed window to the front aspect. Central heating radiator. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc.

Lounge
14'11 x 12'11
UPVC double glazed french doors leading to the rear garden. Laminate wood effect flooring. Two central heating radiators. Understairs storage cupboard.

Kitchen
7'11 x 6'7
UPVC double glazed window to the front 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 gad hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Tiled splashbacks.

Landing
Doors to all rooms. Central heating radiator. Loft access point

Bedroom One
12'10 x 8'2
Two UPVC double glazed windows to the front aspect. Central heating radiator.

Bedroom Two
12'10 x 8'0
UPVC double glazed window to the rear aspect. Central heating radiator. Built in storage cupboard.

Bathroom
UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a panelled bath with an overhead shower, a pedestal wash hand basin and a low level wc. Central heating radiator. Xpelair fan

External
At the rear of the property is a garden laid to lawn. Gate to the side
At the front is a driveway for off road parking

AGENTS NOTES
Please note this property is leasehold. The length of the lease is 999 years from 31st December 2001. The ground rent is £60 per year



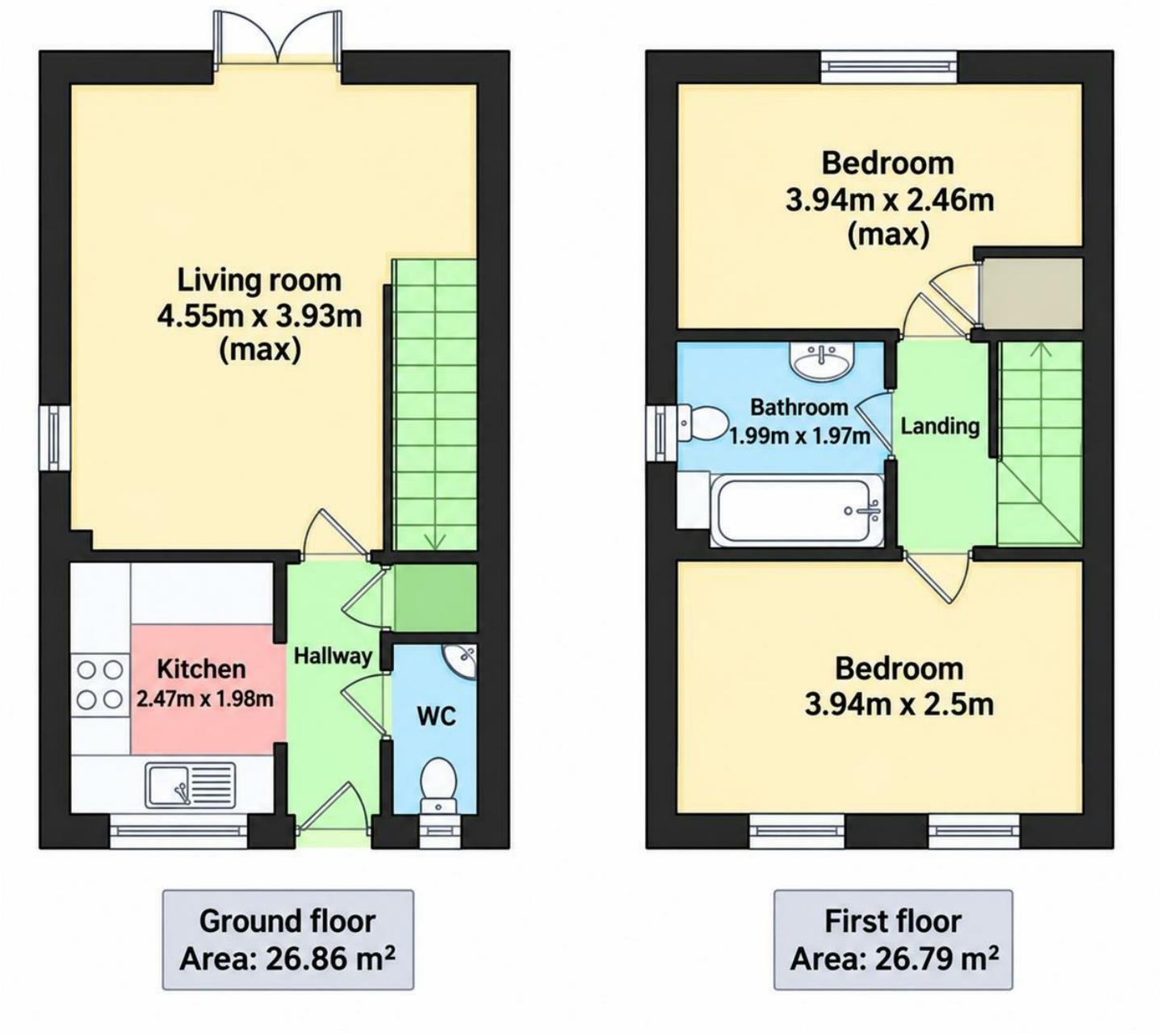








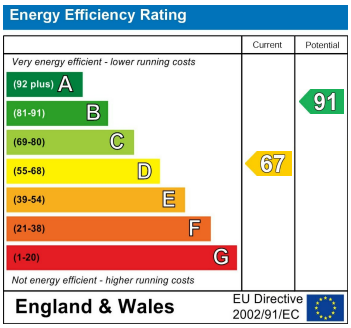




Council Tax Band

A

Energy Performance Graph



Call us on

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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.