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Cook Street, Prescot, L35 2UJ

We are delighted to offer to let this two bedroom mid terrace property which has recently had a new bathroom and kitchen fitted. The property is situated close to all local amenities and is within walking distance to Whiston Hospital. The home is warmed throughout with gas central heating and benefits from being double glazed and briefly comprises of: lounge, kitchen, inner hall, family bathroom, first floor landing and two bedrooms. Early viewing is a must!! Contact the office now to arrange yours on 0151 426 0222. DSS accepted with a suitable guarantor.

- Mid terraced house
- Two bedrooms
- One reception room
- Downstairs bathroom
- Gas central heating
- UPVc double glazed
- Permit parking
- Walking Distance to Whiston Hospital
- Viewing highly recommended
- EPC: C

£895 Per Month

8 Cook Street, Prescot, L35 2UJ

Lounge
16'0 x 13'2 (4.88m x 4.01m)
UPVc double glazed window and door to front aspect, radiator, laminate flooring, and stairs to first floor.

Kitchen
13'2 x 7'5 (4.01m x 2.26m)
UPVc double glazed window to rear aspect, full range of wall and base units, stainless steel sink unit, radiator, ceramic floor tiles, part tiled walls, plumbed for automatic washing machine, integral gas hob and electric oven, and radiator.

Inner hall
UPVc double glazed window and door, and ceramic floor tiles.

Family bathroom
UPVc double glazed window to side aspect, radiator, fully tiled walls, and three piece bathroom suite consisting of low level w.c, vanity sink unit, and panelled bath with shower over on taps.

First floor landing
Loft access.

Bedroom one
13'2 x 12'11 (4.01m x 3.94m)
UPVc double glazed window to front aspect, and radiator.

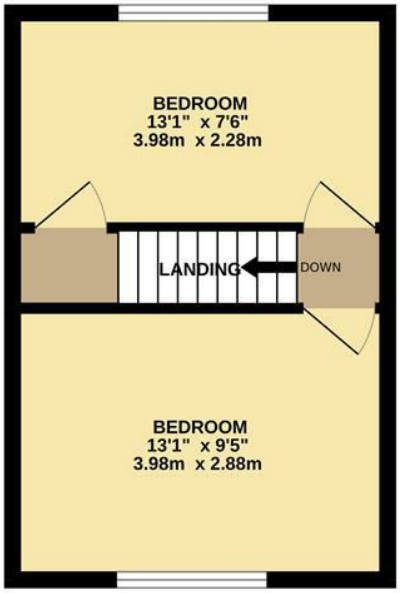
Bedroom two
13'2 x 7'7 (4.01m x 2.31m)
UPVc double glazed window to rear aspect, and radiator.

External
Yard area to the rear with brick wall boundaries and gated access to alleyway.

like a
DIAMOND

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

The Property Ombudsman