

FREEHOLD



House - Semi-Detached

38 STRATFORD DRIVE, PRESCOT, L34 1AP

Asking Price

£242,000

FEATURES

- Beautiful three bedroom semi detached property
- Situated on a modern development in Prescot
- Close to Prescot retail park, train station and transport links
- Within the catchment for reputable local schools
- Entrance hall, lounge with french doors to the garden
- Fitted kitchen with built in appliances
- Ground floor cloaks and en suite to the main bedroom
- Modern three piece bathroom suite



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3 Bedroom House - Semi-Detached located in Prescot

Entrance Hall

Porcelain tiled flooring. Central heating radiator. Built in storage cupboard

Lounge

15'6 x 15'3

UPVC double glazed french doors leading to the rear garden. Porcelain tiled flooring. Two central heating radiators. Understairs storage cupboard.

Cloaks

Porcelain tiled flooring. Fitted with a two piece suite comprising of a vanity unit with drawers housing a wash hand basin with a mixer tap and a low level wc. Central heating radiator.

Kitchen

12'1 x 8'1

UPVC double glazed window to the front aspect. Porcelain tiled flooring. Fitted with a range of modern 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 gas hob, electric oven and extractor hood. Central heating radiator. Breakfast seating area

Landing

Doors to all rooms. Central heating radiator. Loft access point with pull down ladder. Built in storage cupboard

Bedroom One

11'8 x 8'4

UPVC double glazed window to the rear aspect. Central heating radiator.

En Suite

Ceramic tiled flooring. Fitted with a three piece suite comprising of a walk in shower enclosure, a vanity unit with drawers housing a wash hand basin and a low level wc. Heated towel rail. Tiled walls.

Bedroom Two

8'5 x 8'4 to wardrobes

UPVC double glazed window to the front aspect. Central heating radiator. Fitted wardrobes to one wall

Bedroom Three

8'9 x 4'3 to wardrobes

UPVC double glazed window to the rear aspect. Fitted wardrobes and dresser unit

Bathroom

UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with a shower attachment, a pedestal wash hand basin and a low level wc. Central heating radiator.

External

At the rear of the property is a paved seating area with fence divide to an artificial lawn and garden shed.

At the front is parking for two vehicles. Shrub displays and water supply

AGENTS NOTES

Please note that although the property is freehold, there is a service charge of £17.42 per month



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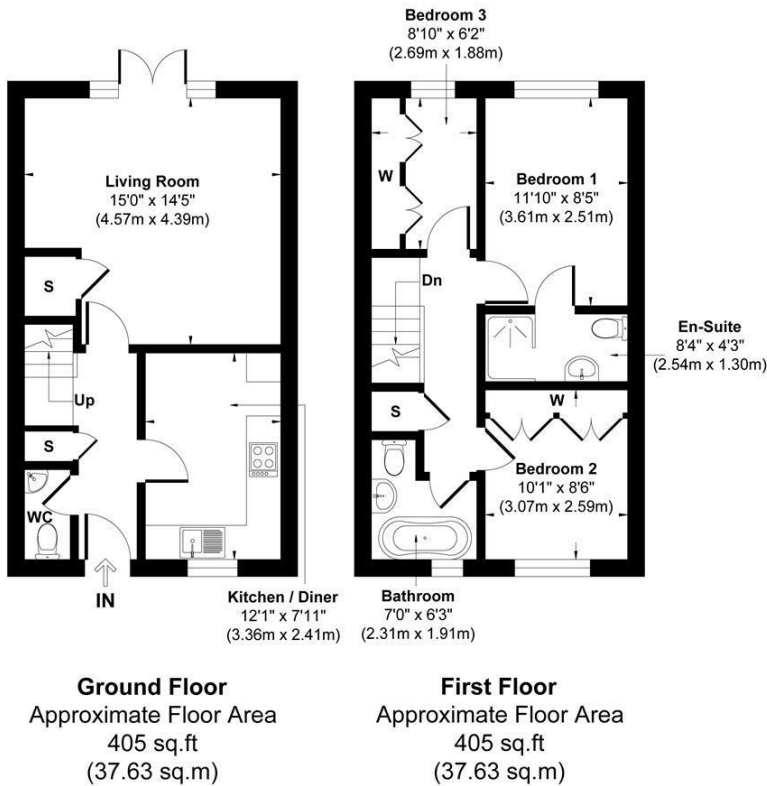
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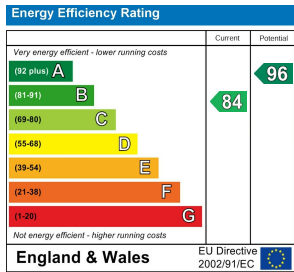
Council Tax Band

C



Approx. Gross Internal Floor Area 810 sq. ft / 75.26 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



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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