





House - Semi-Detached

72 SINCLAIR AVENUE, PRESCOT, L35 7LW

Asking Price

£185,000

FEATURES

- Three bedroom semi detached property
- Situated on a corner plot in a sought after location
- Entrance hall, lounge
- Dining kitchen and utility room
- Three bedrooms and family bathroom
- Gardens to the front, side and rear
- Driveway for off road parking and single garage
- Offered with No Onward Chain
- We recommend an early viewing

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3 Bedroom House - Semi-Detached located in Prescot

Entrance Porch
UPVC double doors

Entrance Hall
Part glazed front door. Central heating radiator. Cupboards housing utility meters. Stairs to the first floor accommodation

Lounge
11'6 x 10'4
UPVC double glazed window to the front aspect. Central heating radiator. Double doors to the dining kitchen

Dining Kitchen
16'2 x 9'2
UPVC double glazed window to the rear aspect. Central heating radiator. Fitted with a range of wall and base units comprising of cupboards, drawers and work surfaces and incorporating a single bowl sink unit. Integral appliances include an electric hob and electric oven and grill. Tiled splashbacks. Understairs storage cupboard.

Utility Room
9'6 x 9'2
UPVC double glazed window to the rear aspect. Fitted with a single bowl sink unit. Plumbed for an automatic washing machine. Part tiled walls. Access to the garage. Door to the rear garden

Landing
UPVC double glazed window to the side aspect. Loft access point

Bedroom One
13'2 x 10'2
UPVC double glazed window to the front aspect. Central heating radiator.

Bedroom Two
11'4 x 10'2
UPVC double glazed window to the rear aspect. Central heating radiator. Built in airing cupboard

Bedroom Three
8'9 x 5'8
UPVC double glazed window to the front aspect. Central heating radiator.

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

External
At the rear of the property is a paved patio area with a garden laid to lawn and shrub displays. Water supply. Gate to the front.
At the front and side are lawned gardens with shrub displays. A driveway for off road parking leading to a single integral garage









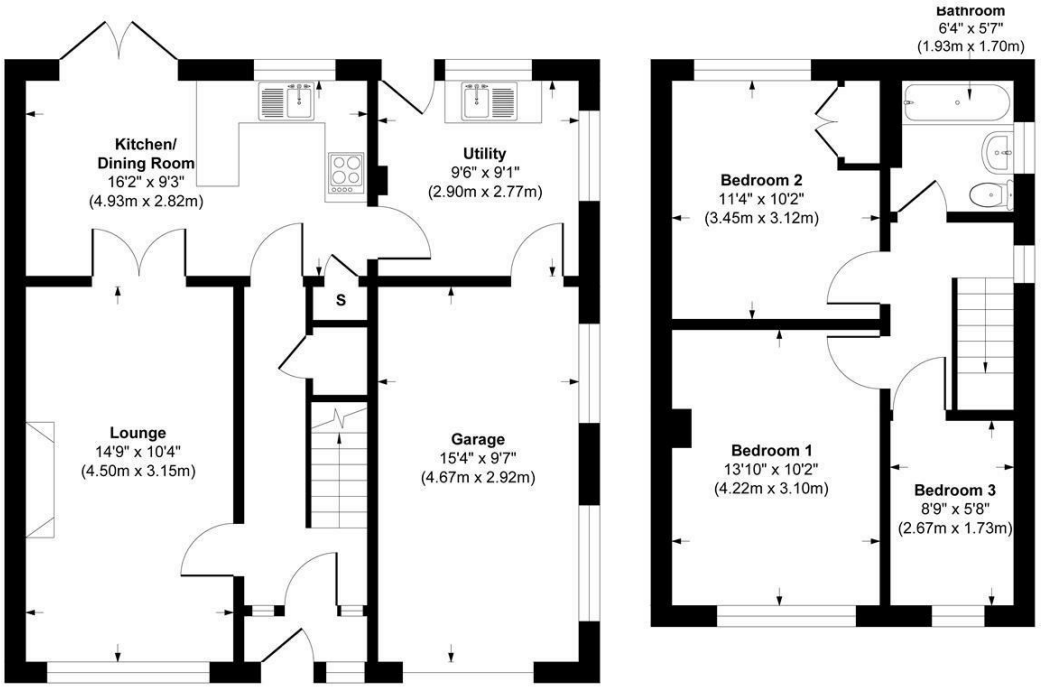












Ground Floor
Approximate Floor Area
720 sq. ft
(66.89 sq. m)

First Floor
Approximate Floor Area
401 sq. ft
(37.25 sq. m)

Approx. Gross Internal Area 1121 sq. ft / 104.14 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan 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.

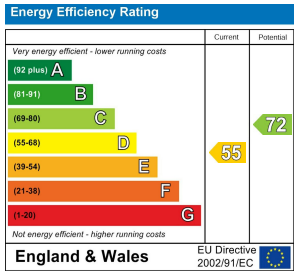
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Council Tax Band

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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.

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