

FREEHOLD



House - Semi-Detached

6 SUTHERLAND ROAD, PRESCOT, L34 2TU

Asking Price

£175,000

FEATURES

- Beautifully presented two bedroom semi detached property
- Situated in a sought after location close to excellent schools
- Close to Prescot town centre and transport links
- Entrance porch, lounge with feature fireplace
- Dining kitchen with built in appliances and french doors
- Modern family bathroom
- Gardens to the front and rear
- Driveway for off road parking
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

2 Bedroom House - Semi-Detached located in Prescot

Entrance Porch

UPVC double glazed units and part glazed door

Lounge

15'6 x 13'7

UPVC double glazed bow window to the front aspect. Laminate wood effect flooring. Feature fireplace housing an electric fire. Central heating radiator. Stairs to the first floor

Dinng Kitchen

13'6 x 11'2

UPVC double glazed window to the rear and french doors leading to the garden. Ceramic tiled flooring. 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 an electric hob, electric oven and extractor hood. Plumbed for an automatic washing machine. Tiled splashbacks. Understairs storage cupboard. Central heating radiator. Inset ceiling spotlights.

Landing

Doors to all rooms. Loft access point

Bedroom One

13'8 x 12'2

Two UPVC double glazed windows to the front aspect. Central heating radiator. Built in storage cupboard

Bedroom Two

13'3 x 7'7

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

Bathroom

UPVC double glazed window to the rear aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead waterfall shower

with glass screen, a pedestal wash hand basin with waterfall tap and a low level wc. Central heating radiator. Part tiled walls.

External

At the rear of the property is a paved patio area with a garden laid to lawn with shrub borders. Security lighting. Electric socket. Water supply.

At the front is a lawned garden with a driveway for off road parking





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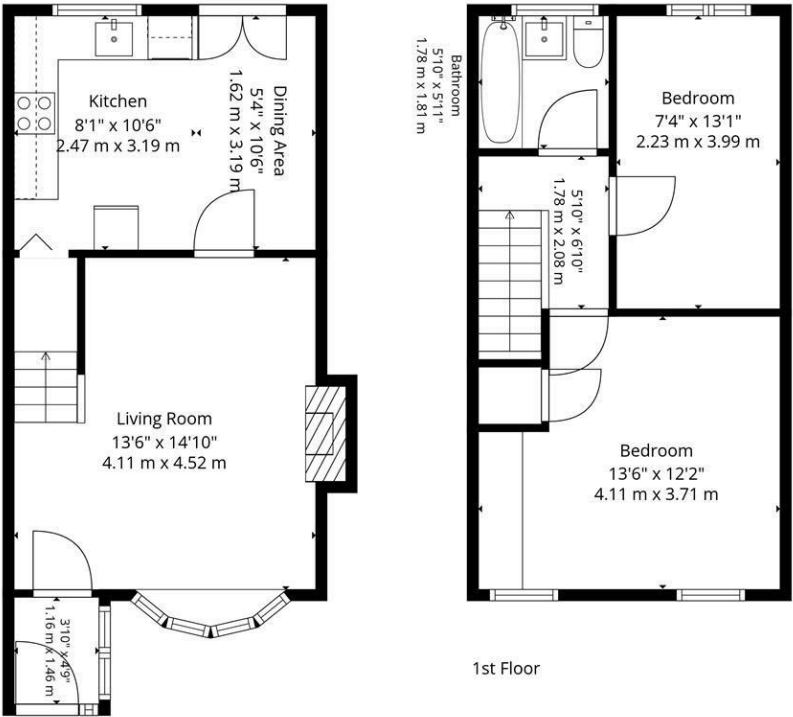
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Council Tax Band

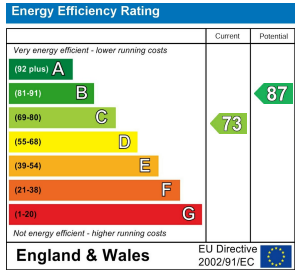
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Ground Floor

1st Floor

Total: 720 sq. Ft, 67 m2
Ground Floor: 375 sq. Ft, 35 M2, 1st Floor: 345 sq. Ft, 32 m2
Excluded Areas: Fireplace: 7 sq. Ft, 1 M2, Walls: 83 sq. Ft, 8 m2
Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

