

FREEHOLD



House - Semi-Detached

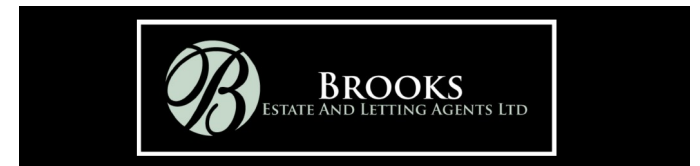
3 IMPERIAL WAY, PRESCOT, L34 1AS

Asking Price

£220,000

FEATURES

- Three Good-Sized Bedrooms
- Ground Floor Cloakroom/WC
- Spacious Lounge with French Doors to Rear Garden
- Driveway Parking for Two Cars
- Built 2021
- Family Bathroom
- Modern Fitted Kitchen with Integrated Appliances
- Generous Rear Garden
- No chain
- Close to Cables Retail Park, Whiston Hospital & Prescott Station



3 Bedroom House - Semi-Detached located in Prescot

A beautifully presented three-bedroom semi-detached home on a popular modern development

Situated within a sought-after modern development, this attractive three-bedroom semi-detached property offers well-planned accommodation ideal for first-time buyers, young families, and investors alike. Conveniently located close to Prescot Retail Park, Whiston Hospital and local amenities, well-regarded schools, and excellent transport links, the property combines modern living with everyday convenience.

The accommodation briefly comprises a welcoming entrance hall, a convenient ground floor cloakroom/WC, a spacious lounge with French doors opening onto the rear garden, and a contemporary fitted kitchen complete with integrated appliances.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a generous enclosed rear garden, perfect for entertaining and family enjoyment, while to the front there is a driveway providing off-road parking for two vehicles.

Further benefits include double glazing, gas central heating, and an excellent EPC rating of B, offering energy-efficient living.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Ground Floor

Entrance Hallway

A welcoming entrance hallway providing access to the ground floor

accommodation, with staircase rising to the first floor and access to the cloakroom/WC.

Downstairs WC

Conveniently positioned off the hallway and fitted with a low-level WC and wash hand basin.

Kitchen – 11'1" x 7'3" (3.37m x 2.21m)

A well-appointed kitchen fitted with a range of wall and base units incorporating work surface areas. Offering space for appliances and enjoying a practical layout, the kitchen overlooks the front aspect.

Living Room – 14'3" x 14'2" (4.34m x 4.33m max)

A bright and spacious reception room located to the rear of the property. With ample space for both lounge and dining furniture, this versatile room benefits from French doors opening onto the rear garden, creating an ideal space for relaxing and entertaining.

First Floor

Landing

Providing access to all first-floor accommodation.

Bedroom One – 13'5" x 7'10" (4.09m x 2.38m)

A generous principal bedroom positioned to the rear of the property, offering space for a double bed and additional furnishings.

Bedroom Two – 11'10" x 7'10" (3.60m x 2.38m)

A well-proportioned second bedroom overlooking the front aspect, ideal as a guest room, children's bedroom or home office.

Bedroom Three – 9'0" x 6'3" (2.74m x 1.90m)
A versatile third bedroom suitable for use as a nursery, dressing room, study or single bedroom.

Family Bathroom – 6'2" x 6'0" (1.88m x 1.84m max)
Comprising a panelled bath with shower over, wash hand basin and low-level WC, serving all bedrooms.

This well-presented three-bedroom home offers approximately ****64.8 sq.m (697 sq.ft)**** of accommodation arranged over two floors. Benefiting from a spacious rear living room with French doors to the garden, fitted kitchen, ground floor WC and three first-floor bedrooms, the property is ideally suited to first-time buyers, young families and investors alike. The practical layout and well-proportioned rooms create a comfortable home ready to move straight into.

EPC Rating: B

Agents Notes

Some images may include AI-assisted enhancements to improve lighting and presentation. These images are intended for marketing purposes only and may not fully reflect the property's current appearance. Prospective buyers are advised to view the property in person.





BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA



BROOKS ESTATE AGENTS LTD | 35 ECCLESTON STREET, PRESCOT, MERSEYSIDE, L34 5QA

Call us on

0151 329 3313

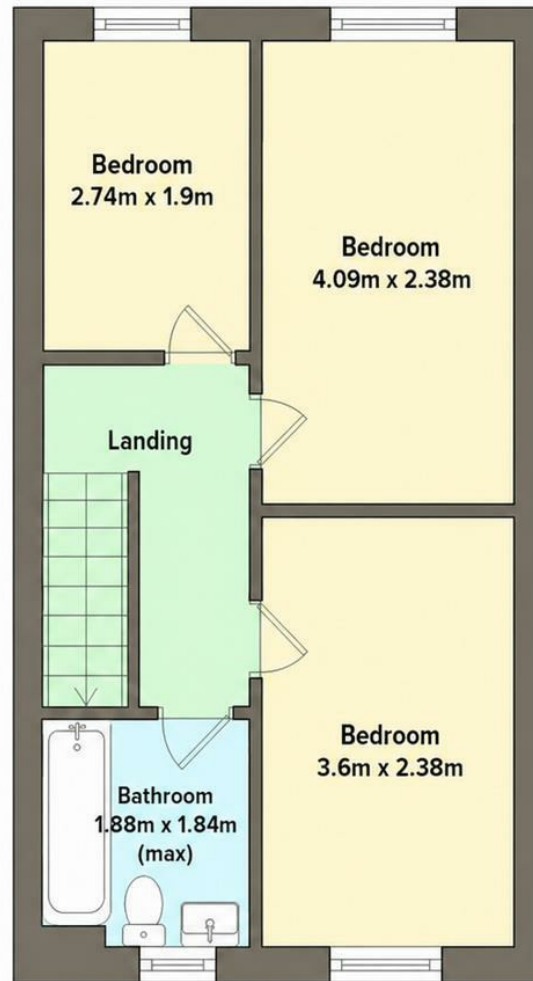
prescot@brooksestateandlettings.co.uk
www.brooksestateandlettings.co.uk

Council Tax Band

C



Ground floor
Area: 32.39 m²



First floor
Area: 32.43 m²

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

