

FREEHOLD



House - Terraced

# 16 MILTON AVENUE, WHISTON, PRESCOT, L35 2XZ

Asking Price

# £190,000

## FEATURES

- Three bedroom mid terraced property in a sought after location
- Entrance hall, lounge/dining room with feature fireplace
- Fitted kitchen with built in appliances
- Family bathroom with a four piece suite
- Three good sized bedrooms
- Large rear garden with patio, lawn and outbuildings
- Driveway for two vehicles
- Close to good local schools, shops and transport links
- An early viewing is advised
- Offered with No Onward Chain



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Terraced located in Prescot

## Entrance Hall

UPVC part glazed front door. Stairs to the first floor accommodation. Cupboard housing utility meters. Central heating radiator with decorative cover

## Lounge/Dining Room

22'9 x 12'8

UPVC double glazed windows to the front and rear aspects. Feature fireplace housing an electric fire on a marble inset and hearth. Two central heating radiators. Coved ceiling

## Kitchen

11'0 x 10'5

UPVC double glazed window to the rear aspect and part glazed door to the garden. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an electric hob and oven. Tiled splashbacks. Plumbed for an automatic washing machine

## Landing

Doors to all rooms. Loft access point.

## Bedroom One

15'5 to wardrobes x 11'3

UPVC double glazed window to the front aspect. Central heating radiator. Fitted mirror fronted wardrobes.

## Bedroom Two

13'2 x 11'2

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

## Bedroom Three

9'4 x 8'3

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

## Bathroom

UPVC double glazed window to the rear aspect. Fitted with a four piece suite comprising of a step in shower enclosure, a panelled bath, a pedestal wash hand basin and a low level wc. Part tiled walls.

## External

At the rear of the property is a large garden with paved patio and a garden laid to lawn with shrub displays and mature trees. Three brick outbuildings. Water supply. Gate to the side.

At the front is a paved driveway for two vehicles





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

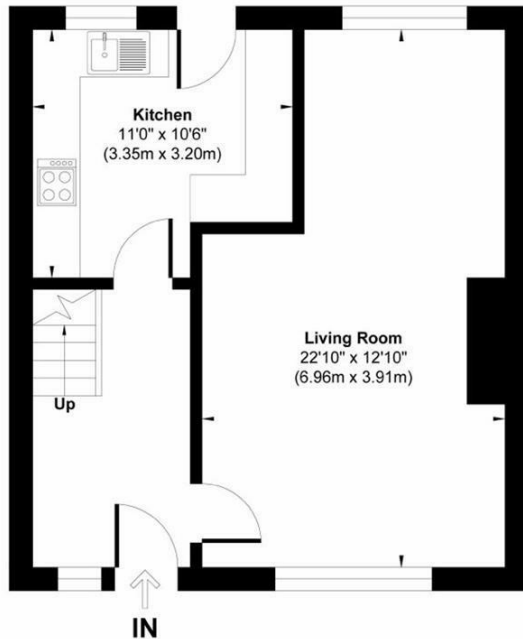
**0151 329 3313**

[prescot@brooksestateandlettings.co.uk](mailto:prescot@brooksestateandlettings.co.uk)

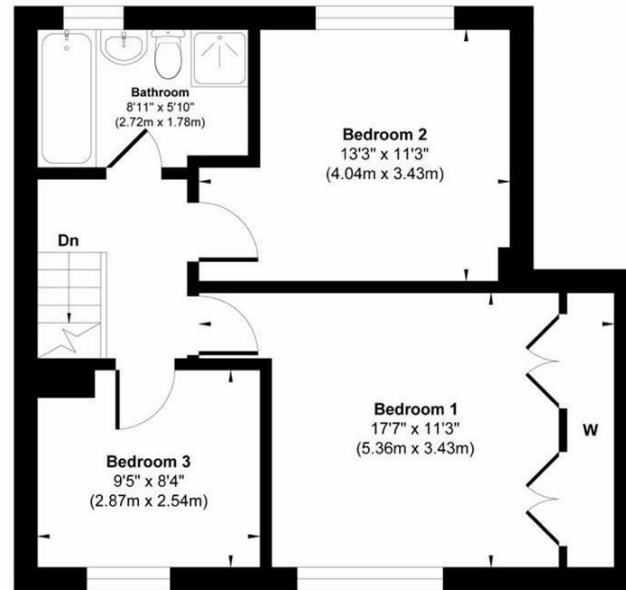
[www.brooksestateandlettings.co.uk](http://www.brooksestateandlettings.co.uk)

Council Tax Band

**A**



**Ground Floor**  
Approximate Floor Area  
455 sq.ft  
(42.27 sq.m)



**First Floor**  
Approximate Floor Area  
506 sq.ft  
(47.01 sq.m)

**Approx. Gross Internal Floor Area 961 sq. ft / 89.28 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.

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

