

FREEHOLD



House - Semi-Detached

92 OLD LANE, PRESCOT, MERSEYSIDE, L34 2RJ

Asking Price

£295,000

FEATURES

- Three bedroom extended semi detached property
- Entrance hall and downstairs cloaks
- Sitting/Dining Room with french doors
- Front and rear gardens
- Detached garage with remote control door
- Close to Whiston Hospital, schools and transport routes
- Lounge with feature fireplace
- Fitted kitchen and family shower room
- Driveway for several vehicles
- Offered with No Onward Chain door



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Prescott

Beautifully Extended Three Bedroom Semi-Detached Home with Detached Garage

Situated in a sought-after residential location, ideally positioned for Whiston Hospital, well-regarded schools and excellent transport links, this beautifully presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living.

The property is entered via a welcoming entrance hallway leading to a bright and comfortable lounge, featuring a bay window and attractive log burning stove with wooden mantle. To the rear, a spacious open sitting and dining room provides an excellent space for entertaining and family life, and direct access to the fitted kitchen, which offers a range of modern units. A convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom, ideal as a nursery, home office or child's room. The modern family shower room is fitted with a three-piece suite.

Outside, the property benefits from a low-maintenance paved patio area with a garden laid to lawn with shrub displays and a side patio area providing an attractive space for relaxing and outdoor dining. To the front, a driveway offers off-road parking for several vehicles and leads to a detached single garage with a remote-controlled door, providing additional parking and useful storage.

Offering generous living space, character features and a highly convenient location, this superb family home is sure to appeal to a wide range of buyers.

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

Key Features

Extended three-bedroom semi-detached home

Two spacious reception rooms

Fitted kitchen

Ground floor WC

Modern family shower room

Two double bedrooms and a good-sized third bedroom

Low-maintenance rear garden and side patio area

Driveway with off-road parking

Detached garage with remote-controlled door

Close to Whiston Hospital, popular schools and excellent transport links

EPC Rating: C

Accommodation

Ground Floor

Entrance Porch

Covered entrance leading to the welcoming hallway.

Entrance Hallway

Staircase to the first floor with access to the main ground floor accommodation.

Living Room – 4.15m x 3.51m (13'7" x 11'6") max

A bright front-facing reception room with a bay window and log burning stove

Dining/Sitting Room – 6.96m x 3.51m (22'10" x 11'6") max

A spacious second reception room offering ample space for dining and family living and access to the kitchen.

Kitchen – 5.76m x 1.89m (18'11" x 6'2")

Fitted with a range of base units and including an integral washing machine, fridge and freezer, electric hob and electric double oven and benefiting from good natural light.

Ground Floor WC

Fitted with a low-level WC and wash hand basin.

First Floor

Landing

Providing access to all first-floor rooms.

Bedroom One – 4.27m x 3.51m (14'0" x 11'6") max

A generous front-facing double bedroom with a bay window.

Bedroom Two – 3.92m x 3.51m (12'10" x 11'6") max

A spacious rear-facing double bedroom.

Bedroom Three – 3.03m x 1.94m (9'11" x 6'4") including wardrobe





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



A versatile third bedroom, ideal as a nursery, home office or child's bedroom.

Family Shower Room – 2.66m x 2.23m (8'9" x 7'4") max

Fitted with a step in shower with glass screen, a wash hand basin and a WC.

Outside

Detached Garage – 5.77m x 2.96m (18'11" x 9'9")

A detached garage with remote-controlled door, offering secure parking and excellent storage.

Floor Area

Ground Floor (including garage): 75.02 sq m

First Floor: 42.41 sq m

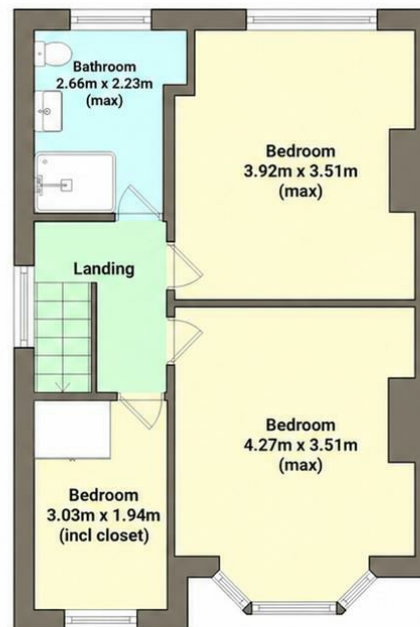
Total area (including garage): Approximately 117.43 sq m

This attractive extended three-bedroom semi-detached home combines generous living accommodation, character features and practical family space, all within a highly convenient location. With two reception rooms, a fitted kitchen, ground floor WC, detached garage and off-road parking, it offers an excellent opportunity for families and first-time buyers alike. Early viewing is strongly advised.





Ground floor
Area (incl garage): 75.02 m²



First floor
Area: 42.41 m²

Call us on

0151 329 3313

prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
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.



BROOKS
ESTATE AND LETTING AGENTS LTD