

FREEHOLD



House - Terraced

55 KEMBLE STREET, PRESCOT, L34 5SE

Fixed Asking Price

£140,000

FEATURES

- Deceptively spacious mid-terraced property
- Two reception rooms
- Family bathroom with traditional suite
- Sought-after central Prescot location
- No onward chain
- Three bedrooms
- Fitted kitchen
- Retains a wealth of original character features
- Excellent access to local amenities and transport links



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3 Bedroom House - Terraced located in Prescott

Spacious Three-Bedroom Terraced Home with Two Reception Rooms

Offering generous living accommodation throughout, this well-presented three-bedroom terraced home is an excellent opportunity for first-time buyers, growing families, or investors alike.

The property is accessed via a UPVC front door leading into an enclosed porch, with an internal hardwood door opening into a welcoming entrance hallway. The hallway features ceiling coving, a radiator, wood laminate flooring, and newly carpeted stairs rising to the first floor.

Lounge: 12'4" x 11'4" (3.76m x 3.45m)

Positioned at the front of the property, the bright and comfortable lounge enjoys a double glazed window, an attractive feature fireplace, wood laminate flooring, and a radiator.

Dining Room: 16'3" x 14'5" (4.95m x 4.39m)

To the rear, a spacious second reception room provides a versatile living or dining space. Benefiting from a double glazed rear window, this room also features a character fireplace, useful understairs storage, built-in cupboards, wood laminate flooring, and a radiator.

Kitchen: 11'7" x 8'7" (3.53m x 2.62m)

The kitchen is fitted with a range of modern grey wall and base units with complementary work surfaces, incorporating an inset stainless steel sink with mixer tap and drainer. Integrated appliances include an electric oven, hob, and extractor hood. The room also benefits from wood laminate flooring, a double glazed side window, and a door providing access to the rear garden. A useful storage cupboard houses the boiler.

Storage Cupboard: 8'0" x 2'4" (2.44m x 0.71m)

A useful storage cupboard houses the boiler.

To the first floor, the landing provides loft access and serves all three bedrooms and the family bathroom.

Bedroom One: 12'4" x 14'7" (3.76m x 4.45m)

The principal bedroom is a spacious double overlooking the front of the property and benefits from a double glazed window, feature fireplace, built-in storage cupboard, wood laminate flooring, and a radiator.

Bedroom Two: 14'2" x 8'7" (4.32m x 2.62m)

Bedroom Two is another well-proportioned double, overlooking the rear garden. It features a decorative fireplace, built-in storage cupboard, wood laminate flooring, and a radiator.

Bedroom Three: 7'6" x 8'1" (2.29m x 2.46m)

Bedroom Three is a generous single room with a rear-facing double glazed window, decorative fireplace, wood laminate flooring, and a radiator.

The family bathroom is fitted with a panelled bath with mixer taps, pedestal wash hand basin, low-level WC, radiator, wood laminate flooring, and a double glazed obscured side window.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing, entertaining, or family enjoyment.

Combining attractive period features, including decorative fireplaces, with

practical modern finishes, this spacious home offers versatile accommodation and excellent potential for a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

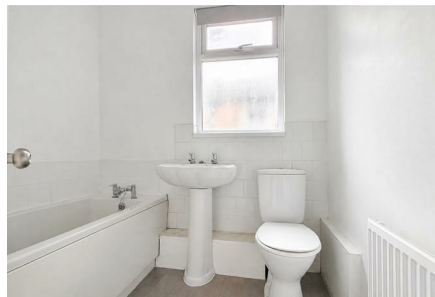
Agents Notes

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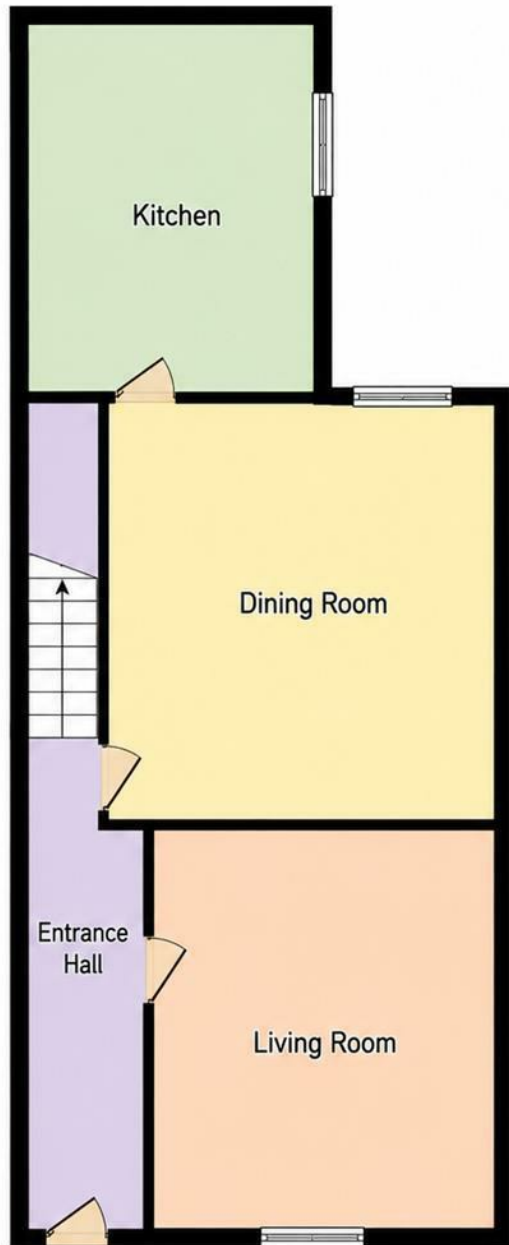




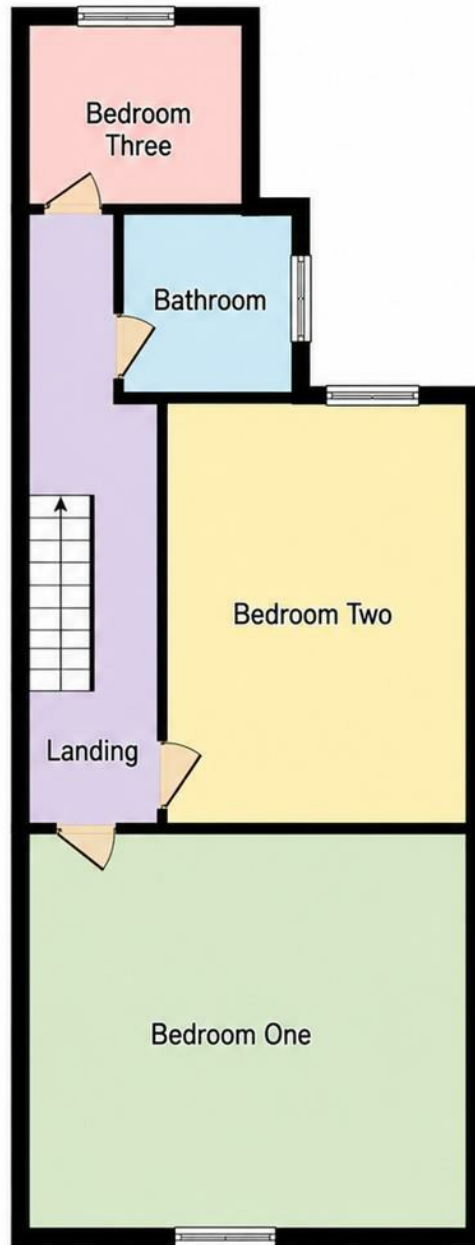
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Ground Floor



First Floor

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Council Tax Band

A

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

