



St. Helens Road, Prescot, Merseyside

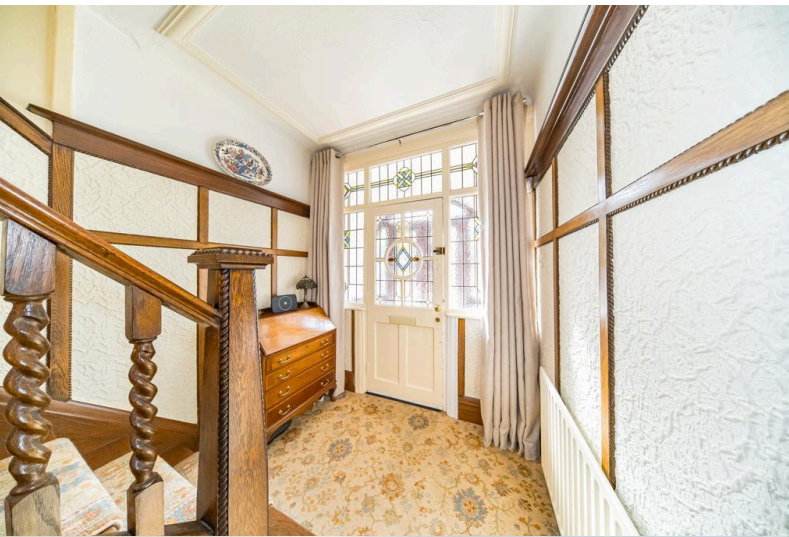
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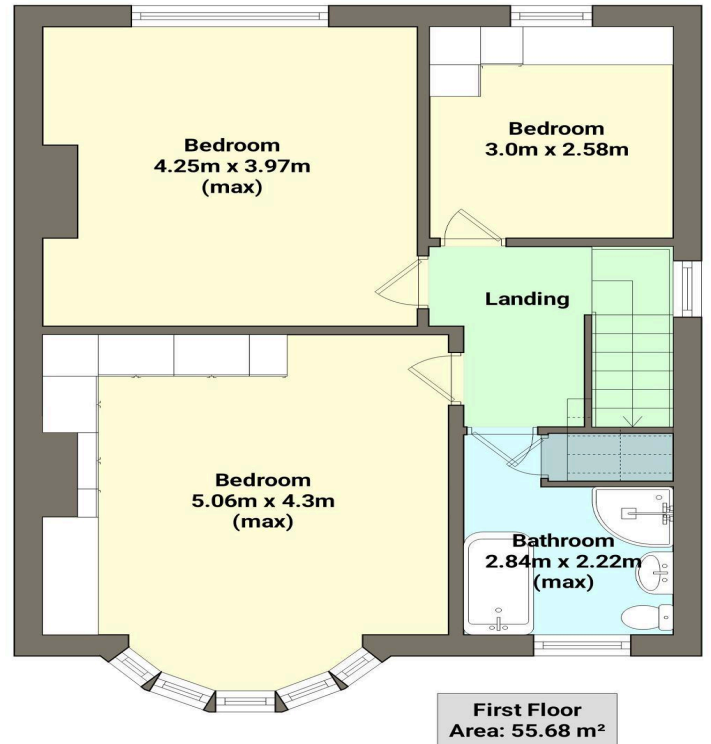
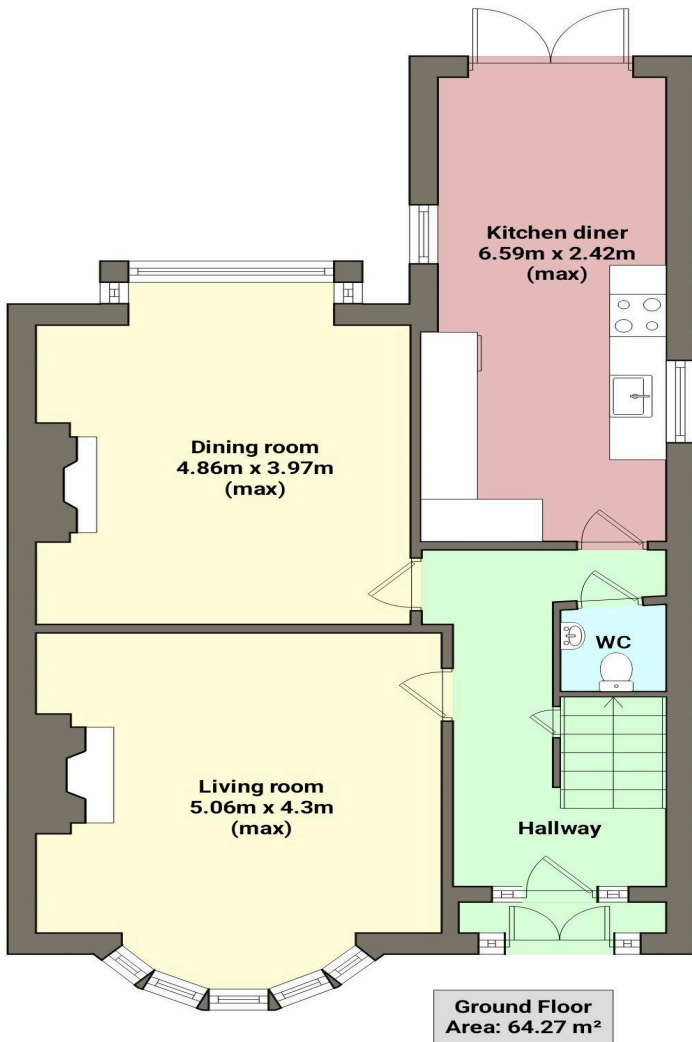
Asking Price £400,000



A beautifully presented traditional semi detached property situated in the heart of Eccleston Park. With open aspects on to farmland at the rear. The property retains many of its original features including stained glass windows, original spindled staircase and balustrade and panelling in the hall and landing. The spacious accommodation briefly comprises of entrance porch, entrance hall, lounge with feature fireplace, sitting/dining room, dining kitchen with modern gloss units and built in appliances. On the first floor are three good sized bedrooms and a family bathroom with a four piece suite. Externally there is a large rear garden with summerhouse, lawn and patio and the front has a garden with a large driveway for several vehicles leading to a single detached garage. An early viewing of this substantial family home is essential. EPC GRADE: Entrance Hall Original front door with stained glass feature. Original panelled walls and staircase with spindles and balustrade. Understairs storage cupboard. Plate rack. Ceiling moldings. Lounge 16'9 x 14'11 UPVC double glazed bay window to the front aspect. Feature fireplace housing an coal effect electric fire on a marble inset and hearth. Central heating radiator. Plate rack. Ceiling moldings. Sitting/Dining Room 15'8 x 13'0 UPVC double glazed bay window to the rear aspect. Feature fireplace housing a coal effect electric fire. Picture rail. Ceiling moldings. Dining Kitchen 22'4 x 7'9 UPVC double glazed french doors leading to the rear garden. Floor to ceiling UPVC double glazed window to the side. Fitted with a range of white gloss wall and base units comprising of cupboards, drawers and granite work surfaces and incorporating a belfast sink with mixer tap. Integral appliances include a gas hob, electric double oven and extractor hood. Plumbed for an automatic washing machine and dishwasher. Brick effect tiled splashbacks. Central heating radiator. Landing Stained glass window to the side aspect. Original panelled walls. Bedroom One 16'1 x 14'1 UPVC double glazed bay window to the front aspect. Fitted wardrobes, drawers and storage units. Central heating radiator. Picture rail. Ceiling moldings. Ceiling rose. Bedroom Two 13'10 x 13'9 UPVC double glazed window to the rear aspect. Central heating radiator. Picture rail. Ceiling moldings. Bedroom Three 9'8 x 8'4 UPVC double glazed window to the rear aspect. Built in wardrobe. Picture rail. Bathroom UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a four piece suite comprising of corner step in shower enclosure, a panelled bath, a pedestal wash hand basin and a low level wc. Heated towel rail. Built in storage cupboard. Panelled ceiling with inset spotlights. External At the rear of the property is a large garden with two circular lawns, shrub displays and mature trees. Summerhouse. Access to the garage. Gate to the side. At the front is a garden with two circular lawns and shrub displays. A driveway for several vehicles leads to a single detached garage.







Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Monday-Friday 9am-5pm and Saturday 9am- 2pm

☎️ **0151 329 3313**

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