



Dursley, Whiston, Merseyside

3 1 1

Asking Price £120,000

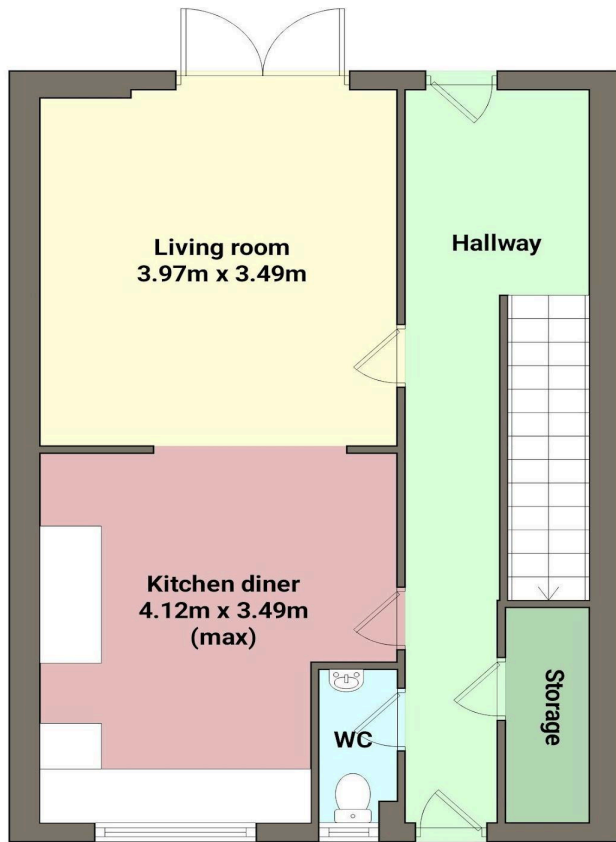


A three bedroom garden fronted mid terraced property. Situated close to local schools, shops, transport routes and motorway links. The property is an ideal first time buyers home or an addition to a Landlords portfolio. The accommodation briefly comprises of entrance hall, downstairs cloaks, lounge with french doors to the garden and a fitted kitchen. On the first floor are three good sized bedrooms and a family bathroom with white suite. There is a rear garden with patio and lawn and a small garden at the front. Recently painted throughout. EPC GRADE: C Entrance Hall Stairs to the first floor accommodation. Central heating radiator. Built in storage cupboard. UPVC part glazed doors to the front and rear. Lounge 12'8 x 11'4 UPVC double glazed french doors leading to the rear garden. Laminate wood effect flooring. Central heating radiator. Fitted for wall lights. Coved ceiling. Kitchen 13'5 x 11'4 UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Plumbed for an automatic washing machine. Cloaks UPVC double glazed window to the front aspect. Ceramic tiled flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Tiled walls. Landing Doors to all rooms. Bedroom One 10'8 x 9'7 UPVC double glazed window to the front aspect. Central heating radiator. Built in wardrobe. Bedroom Two 12'0 x 9'8 UPVC double glazed window to the rear aspect. Central heating radiator. Built in wardrobe. Bedroom Three 8'9 x 7'6 UPVC double glazed window to the rear aspect. Central heating radiator. Bathroom UPVC double glazed window to the front aspect. Fitted with a three piece suite comprising of a panelled bath with shower attachment, a pedestal wash hand basin and a low level wc. External At the rear of the property is a paved patio area with a lawned garden. Gate to the rear. At the front is a small garden. AGENTS NOTES: Please note this property is of 'non standard' construction. Please speak with your lender to ensure they will lend on this type of property. Please ask in branch for the details of our mortgage adviser who will be able to assist you.

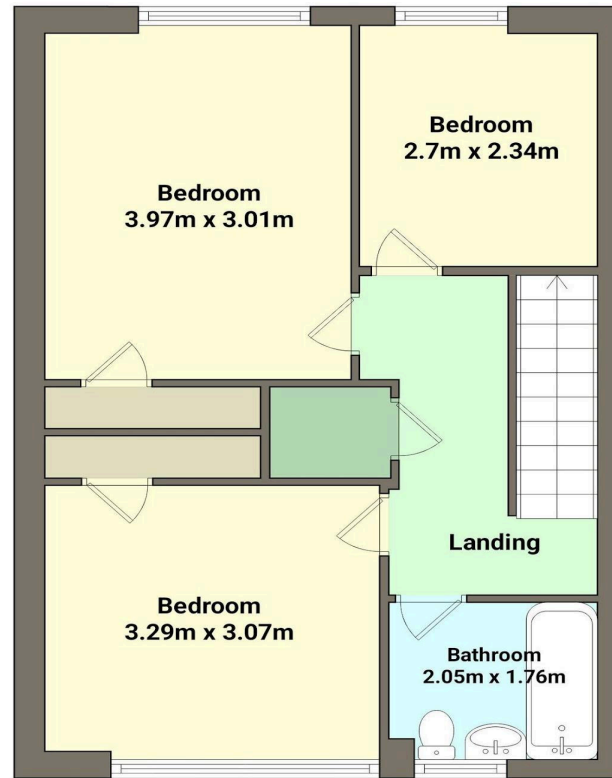








Ground floor
Area: 42.37 m²



First floor
Area: 42.46 m²

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		87
(69-80) C	75	
(55-68) D		
(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.



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OPENING HOURS

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

