



Molyneux Drive, Prescot, Merseyside

3 2 1

Asking Price £175,000

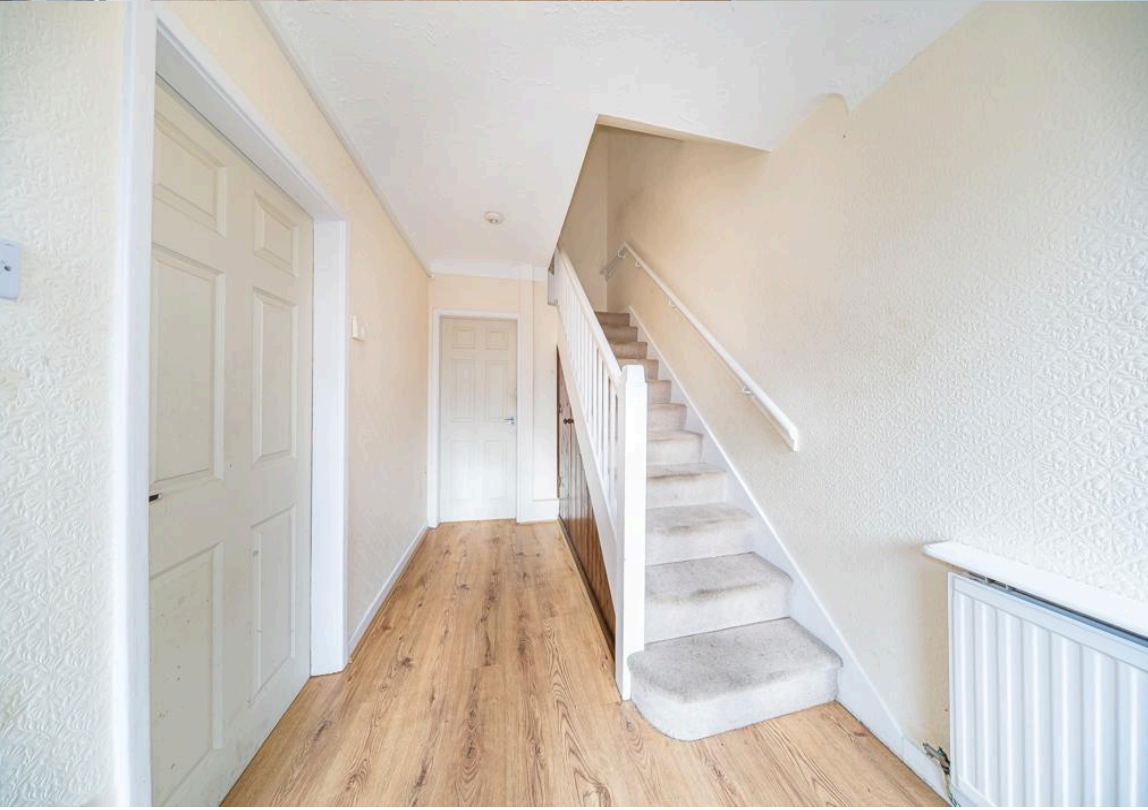


A three bedroom mid terraced property situated within walking distance to schools, shops and transport routes. The accommodation briefly comprises of entrance hall, lounge/dining room and fitted kitchen with appliances. On the first floor are three good sized bedrooms and a family bathroom with a four piece suite. The property has a large rear garden and a driveway at the front for off road parking. An early viewing is advised. EPC GRADE: C Entrance Hall Laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation. Understairs storage cupboard. Lounge/Dining Room 21'7 x 13'6 max UPVC double glazed windows to the front and rear aspects. Laminate wood effect flooring. Brick fireplace housing a stove effect fire. Two central heating radiators. Kitchen 10'6 x 9'9 UPVC double glazed window to the rear aspect. 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. Integral appliances include an electric hob, electric oven and extractor hood. Built in storage cupboard. Tiled splashbacks. Landing Doors to all rooms. Built in storage cupboard. Bedroom One 12'3 x 11'6 UPVC double glazed window to the front aspect. Central heating radiator. Built in storage cupboard. Coved ceiling. Bedroom Two 9'11 x 9'0 UPVC double glazed window to the rear aspect. Central heating radiator. Built in storage cupboard. Bedroom Three 8'5 x 8'2 UPVC double glazed window to the rear 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, pedestal wash hand basin and a low level wc. Heated towel rail. Tiled splashbacks. External At the rear of the property is a garden laid to lawn with mature trees and shrub displays. Water supply. At the front is a driveway for off road parking and a paved garden.

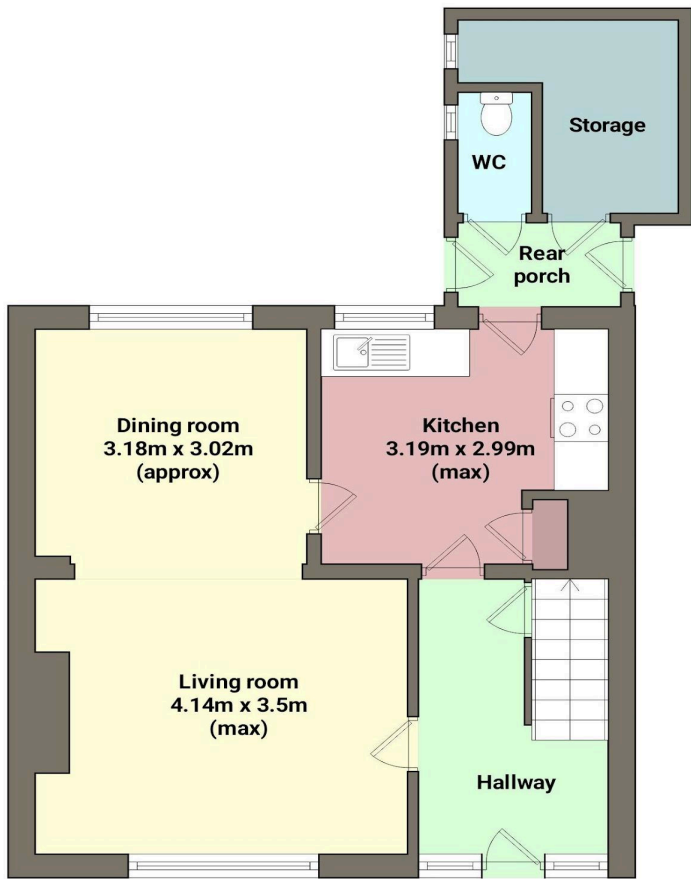




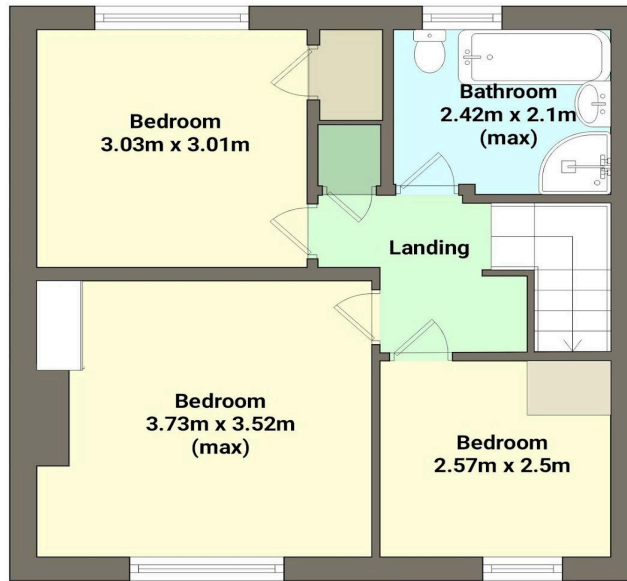
Bedroom - Bedroom







Ground floor
Area: 39.26 m²



First floor
Area: 40.13 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		86
(69-80) C	69	
(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

