



Ash Grove, Prescot, Merseyside

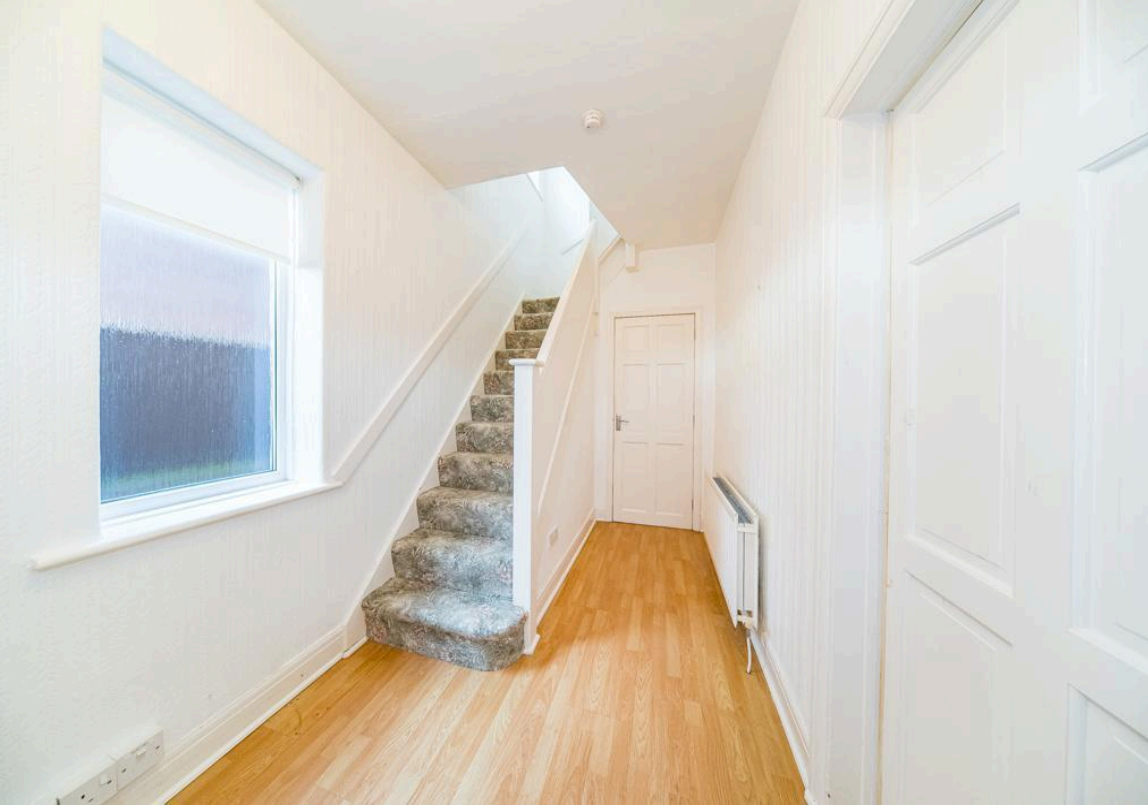
3 1 1

Asking Price £180,000

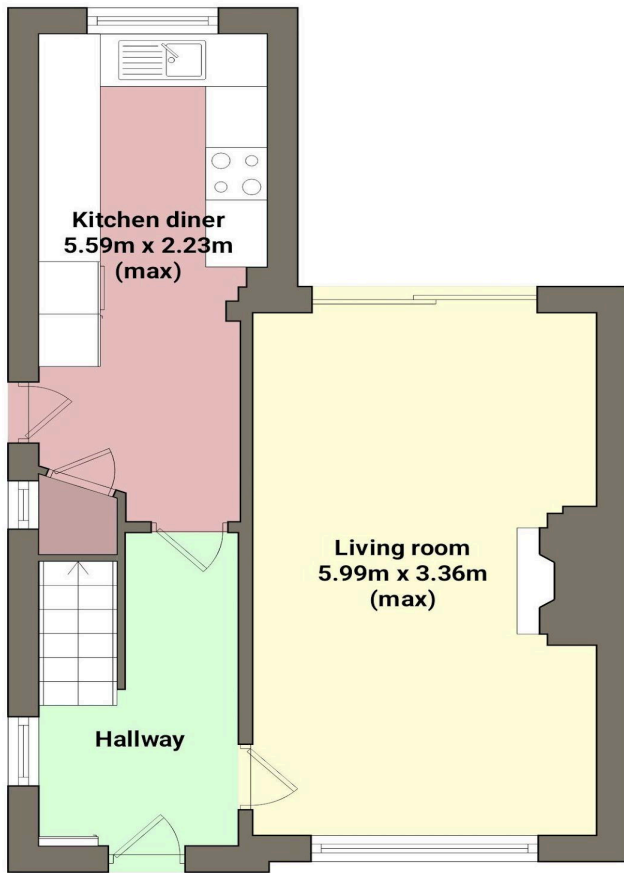


A lovely three bedroom semi detached property situated close to Whiston Hospital, public transport routes, local schools and transport routes. The accommodation briefly comprises of entrance hall, lounge/dining room and fitted kitchen with built in appliances. On the first floor are three good sized bedrooms and a shower room. There are gardens to the front and rear with a driveway for off road parking. An early viewing is advised. EPC GRADE: D Entrance Hall UPVC double glazed window to the side aspect. Laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation. Cupboard housing utility meter. Lounge/Dining Room 20'2 x 11'0 UPVC double glazed window to the front aspect and patio doors leading to the rear garden. Laminate wood effect flooring. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Central heating radiator. Fitted for wall lights. Kitchen 18'4 x 7'3 UPVC double glazed window to the rear aspect. Ceramic tiled flooring. 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, an electric double oven and extractor hood. Understairs storage cupboard. Underfloor heating Landing Doors to all rooms Bedroom One 11'1 x 10'9 UPVC double glazed window to the front aspect. Fitted mirror fronted wardrobes. Central heating radiator. Bedroom Two 11'2 x 8'8 UPVC double glazed window to the rear aspect. Central heating radiator. Fitted wardrobes. Bedroom Three 7'11 x 6'6 UPVC double glazed window to the front aspect. Central heating radiator. Shower Room UPVC double glazed window to the rear aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Heated towel rail. Tiled walls. External At the rear of the property is a paved garden and at the front is a driveway for off road parking.

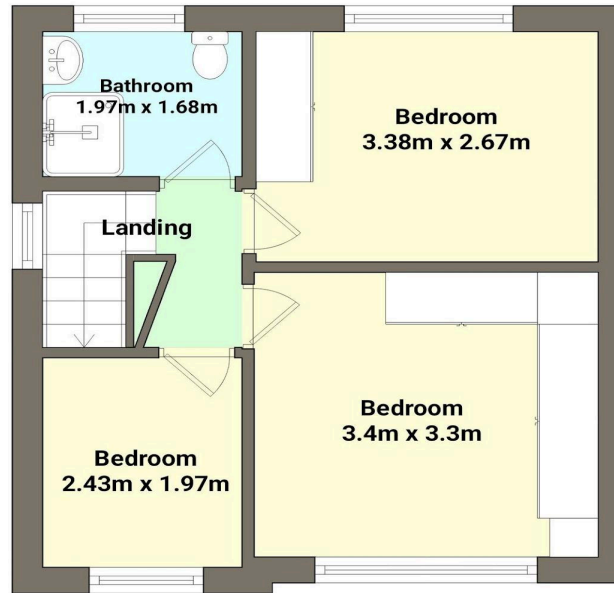








Ground floor  
Area: 38.05 m<sup>2</sup>



First floor  
Area: 31.91 m<sup>2</sup>

# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



0151 329 3313



35 Eccleston Street, Prescot, Merseyside, L34 5QA



prescot@brooksestateandlettings.co.uk

www.brooksestateandlettings.co.uk



## OPENING HOURS

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

