



Redwood Street, Liverpool, Merseyside

3 1 2

Asking Price £230,000

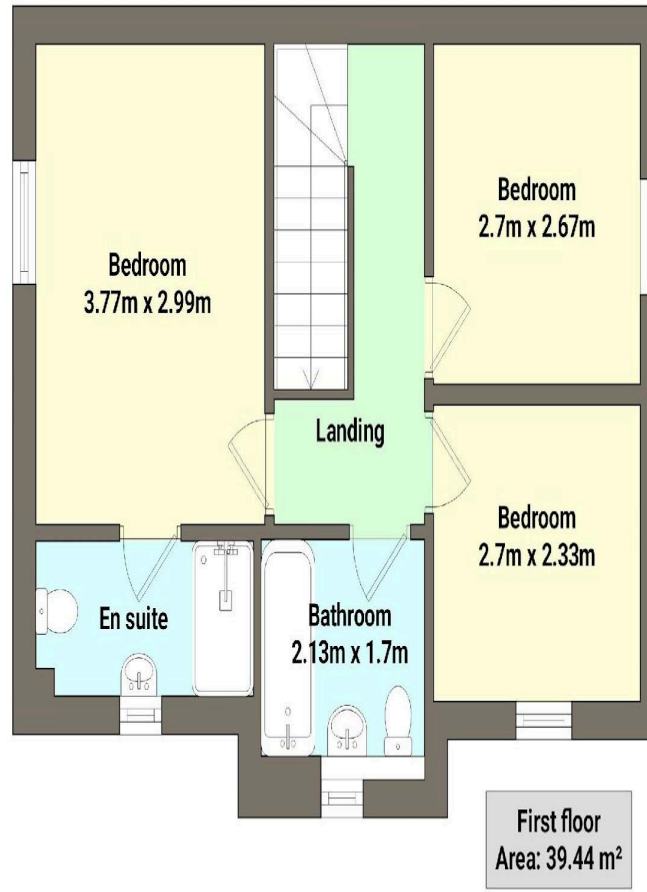
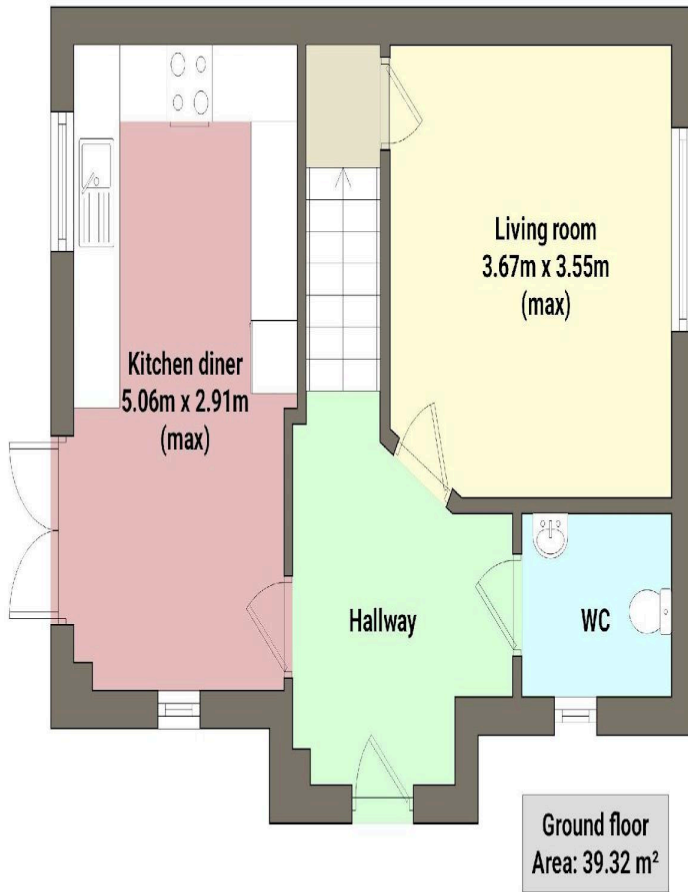


A beautifully presented three bedroom semi detached property situated with open aspects to the front in a private location. The accommodation briefly comprises of entrance hall, downstairs cloaks, lounge and fitted dining kitchen with built in appliances and french doors to the garden. On the first floor are three bedrooms with an en suite facility to the main bedroom and a further family bathroom. We recommend an early viewing of this lovely property. EPC GRADE: B Entrance Hall Grey luxury vinyl tiled flooring. Stairs to the first floor accommodation. Cloaks UPVC double glazed window to the side aspect. Ceramic tiled flooring. Central heating radiator. Fitted with a two piece suite comprising of a pedestal wash hand basin with mixer tap and a low level wc. Tiled splashbacks. Lounge 12'0 x 11'7 UPVC double glazed window to the front aspect. Grey luxury vinyl tiled flooring. Central heating radiator. Dining Kitchen 16'7 x 9'6 UPVC double glazed window to the side and UPVC double glazed french doors leading to the garden. Grey luxury vinyl tiled flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven, extractor hood and fridge freezer. Plumbed for an automatic washing machine. Brick effect tiled splashbacks. Landing Doors to all rooms. Central heating radiator. Loft access point. Bedroom One 12'1 x 9'10 UPVC double glazed window to the side aspect. Grey laminate wood effect flooring. Central heating radiator. En Suite UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure, a pedestal wash hand basin and a low level wc. Part tiled walls. Bedroom Two 8'10 x 8'8 UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator. Bedroom Three 8'10 x 7'7 UPVC double glazed window to the front aspect. Grey laminate wood effect flooring. Central heating radiator. Bathroom UPVC double glazed window to the side aspect. Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath, a pedestal wash hand basin and a low level wc. Part tiled walls. External At the side is a gravelled garden with a decked seating area and a garden shed. AGENTS NOTES: Please note that although the property is freehold, there is a service charge of £172.00 per year









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		97
(81-91) B	85	
(69-80) C		
(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.



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

