



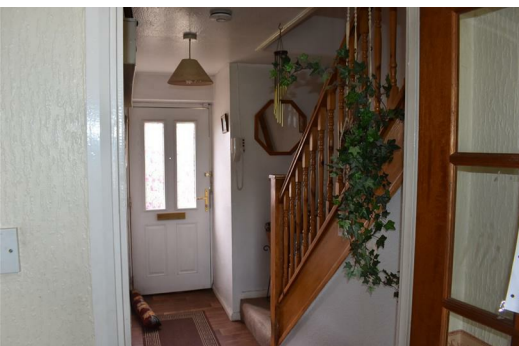
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Knowsley Park Lane, Prescot, L34 3LZ

Offers In Excess Of £49,950

We are pleased to announce for sale this two bedroom first floor maisonette which is an ideal purchase for an investor or first time buyer. The property benefits from UPVc double glazing and briefly comprises of: entrance hallway, lounge, kitchen, two good sized bedrooms and a family bathroom. Viewing is highly recommended to appreciate this property and can be arranged through our office or by calling 0151 426 0222.



Hallway

Double glazed door to front, stairs to first floor, intercom system

Lounge

11'8 x 14'10 (3.56m x 4.52m)

UPVC window to rear aspect, feature fireplace, wall mounted gas fire

Kitchen

5'6 x 10'7 (1.68m x 3.23m)

UPVC window to front aspect, range of wall and base units, stainless steel sink unit, part tiled walls, plumbed for washing machine

Bedroom One

8'11 x 14'10 (2.72m x 4.52m)

Two UPVC windows to rear aspect

Bedroom Two

8'4 x 13'4 (2.54m x 4.06m)

UPVC window to front aspect

Bathroom

UPVC window to front aspect, stand in shower cubicle, low level wc, pedestal hand wash basin, part tiled walls



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

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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