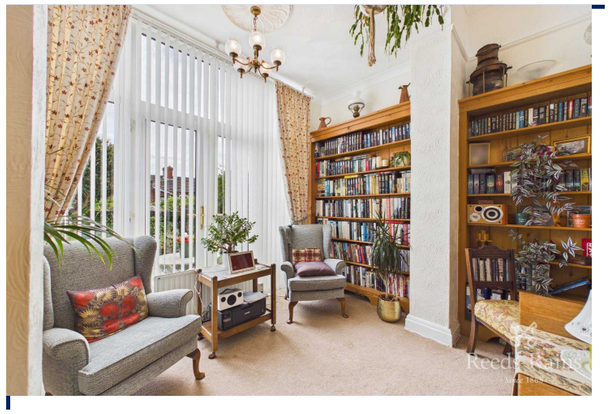
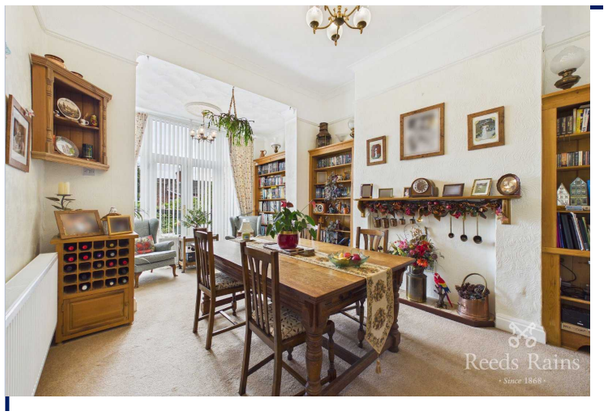


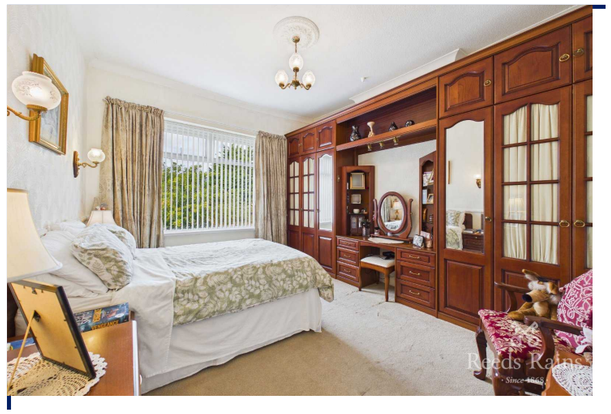














Prescot Road, St. Helens,
Merseyside, WA10

Asking Price: £390,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £390,000 Leasehold

Council Tax Band: D
EPC Rating: TBC

Boasting one of the largest plots on Prescot Road, this four bedroom semi-detached oozes character, charm and space. Built in 1854 by Mr.Roby this property is steeped in history and still houses some of the original features. This property is ideal for a growing family, with three reception rooms, cellar and gated off road parking with two detached garages and further storage. Within walking distance is Taylor Park ideal for families or dog walkers, along with transport links into St...

Entrance Porch
Door to front, stained glass door leading into entrance hall.

Hallway
Original coving, staircase to first floor, radiator, access down to cellar under the stairs and carpeted throughout.

Living Room
14' x 13'9" (4.27m x 4.2m)
Double glazed bay window to front, electric fire wit hearth and surround, radiator and carpet.

Sitting Room
14'8" x 10'7" (4.47m x 3.23m)
Double glazed bay window to side, electric fire with hearth and surround, fitted storage cupboard, radiator and carpet.

Dining Room
19'4" x 11'11" (5.9m x 3.63m)
Double glazed patio doors leading out to rear garden, fireplace, fitted bookshelves/library area, radiator and carpet.

Kitchen
13'1" x 7'1" (4m x 2.16m)
Double glazed window to side, double glazed door to rear, matching wall and base units with work surfaces over, stainless steel sink unit with mixer taps over, space for free standing hob and oven, washing machine, fridge/freezer and under counter dishwasher.

Landing
Stained glass feature to ceiling and carpet.

Bedroom One
14' x 11'6" (4.27m x 3.5m)
Double glazed window to front, fitted wardrobes and dressing table, radiator and carpet.

Bedroom Two
12'1" x 11'9" (3.68m x 3.58m)
Double glazed window to side, radiator and carpet.

Bedroom Three
9'8" x 8'4" (2.95m x 2.54m)
Double glazed window to rear, radiator and carpet.

Bedroom Four
10'6" x 6'10" (3.2m x 2.08m)
Double glazed window to front, radiator and carpet.

Bathroom
9'5" x 7'9" (2.87m x 2.36m)
Double glazed window to rear, corner shower unit, roll top bath with mixer taps over, pedestal wash hand basin, radiator and carpet.

W.C
6'2" x 4'9" (1.88m x 1.45m)
Double glazed window to side, vanity unit housing sink unit, lower level W.C, storage cupboard and carpet.

External
Positioned on a corner plot, there is a laid to lawn garden surrounding, mature shrub borders, split level rear garden with paved patio area, pond, space for off road parking for several vehicles, two detached garages with gated access.

Tenure
Leasehold

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Short particulars of the lease(s) (or under-lease(s)) under which the
land is held:
Date : 8 April 1918
Term : 999 years (less 1 day) from 14 March 1878
Rent : £9 - Not currently being collected
Parties : (1) Helen Elizabeth Roby and others (2) Edward James Rigby

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.