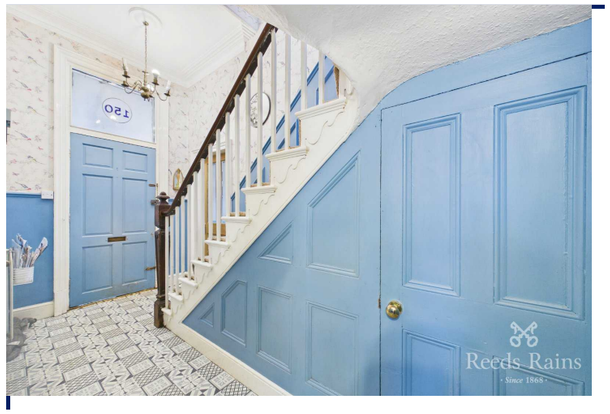
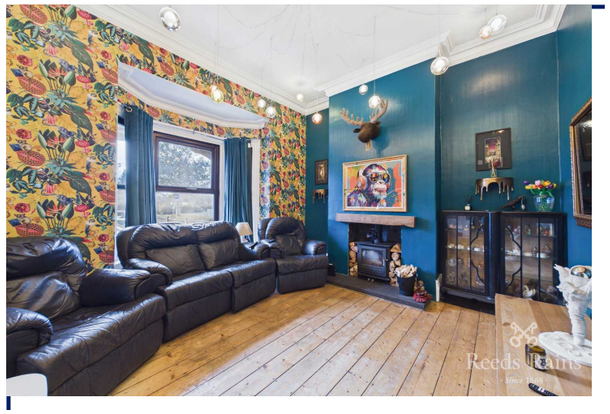


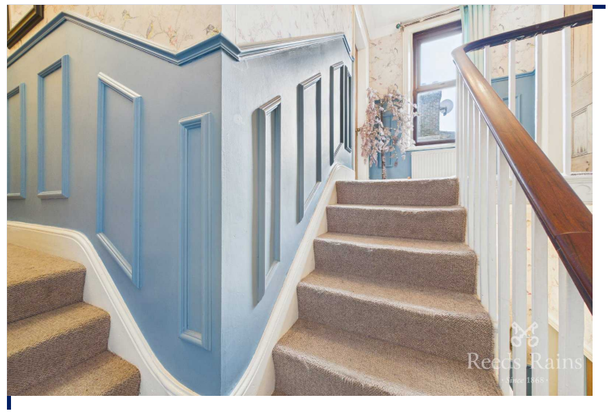


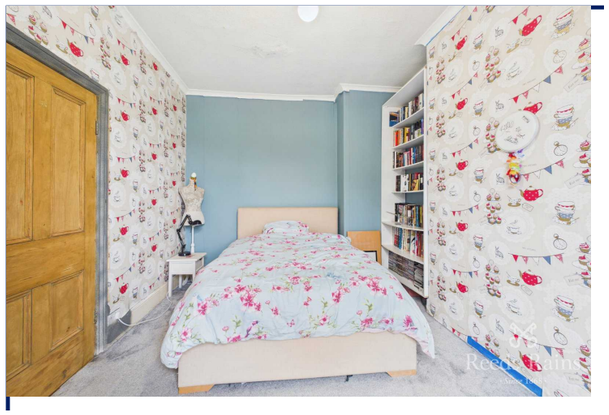












Prescot Road, St. Helens,
Merseyside, WA10

Asking Price: £550,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Prescot Road, St. Helens, Merseyside, WA10

Asking Price: £550,000 Freehold

Council Tax Band: C
EPC Rating: TBC

This bay fronted semi detached dwelling has a separate rear annexe and is situated in a sought after and desirable residential area close to all amenities.
This property offers spacious and versatile accommodation, making it an ideal home for families, multi generational living or those seeking additional independent living space. The main house provides a welcoming entrance, generously proportioned living accommodation and well presented interiors, offering a comfortable and practical...

Entrance Hall
13'11" x 6'2" (4.24m x 1.88m)
Front door, radiator, feature panelling to walls, LVT flooring, stairs to first floor, coved ceiling, ceiling rose, understairs storage cupboard housing electric meter.

Lounge
13'10" x 14'7" (4.22m x 4.45m)
Double glazed bay window to front, radiator, coved ceiling, stripped and polished floorboards, multi fuel burning stove.

Sitting Room
11'1" x 14'7" (3.38m x 4.45m)
Two double glazed windows to side, picture rail, coved ceiling, radiator, feature fireplace.

Kitchen/Breakfast Area
18' x 13' (5.49m x 3.96m)
Two double glazed windows to rear, fixed seating area, part tiled walls and having single drainer sink unit with wall and base units, plumbing for washing machine and dishwasher, gas point, extractor hood, wine rack, corner pantry cupboard housing wall mounted gas central heating boiler.

First Floor
Split level landing, double glazed window to side, radiator, feature panelling to walls, concealed staircase leading to top floor.

Bedroom One
11'11" x 13'7" (3.63m x 4.14m)
Two double glazed windows to front, radiator, coved ceiling.

Bedroom Two
11'1" x 13'11" (3.38m x 4.24m)
Double glazed window to side, radiator, coved ceiling.

Bedroom Three
9'4"x 10' (2.84mx 3.05m)
Double glazed window to rear, radiator.

Bathroom
5'7" x 8'4" (1.7m x 2.54m)
Double glazed window to rear, tiled floor, fully tiled walls and having pea-shaped jacuzzi bath with shower over and screen, radiator, vanity wash hand basin with storage beneath, WC.

Top Floor

Attic Room
12'2" x 9'11" (3.7m x 3.02m)
Double glazed window to rear, skylight, steps to:-
DRESSING AREA 4.35m x 2.28m double glazed Velux skylight, spot lights, eaves storage.

Outside
To the front is a block paved driveway providing off road parking facilities for numerous vehicles with boundary wall and railings above, outside light. To the rear is a low maintenance garden with Yorkshire stone patio area, raised flower beds, greenhouse,ornamental pond, summer house with power and light connected.

ANNEXE

Conservatory
12'8" x 13'2" (3.86m x 4.01m)
Double glazed Victorian style, double glazed door to side, tiled floor, double glazed door to:-

Lounge
17'6" x 12'10" (5.33m x 3.9m)
Radiator, wood flooring, spot lights, feature fireplace, multi paned door to:-

Inner Hallway
14'6" x 3'6" (4.42m x 1.07m)
Wood flooring, radiator, spot lights.

Kitchen
13'3" x 10'9" (4.04m x 3.28m)
Double glazed window to side, spot light,part tiled walls and fitted with one and a half bowl sink unit with wall and base units, plumbing for washing machine and dishwasher, concealed wall mounted gas central heating boiler, inset gas hob/electric oven with extractor hood over.

Shower Room
9'4" x 5'6" (2.84m x 1.68m)
Fully tiled walls and having step-in shower, WC, radiator,pedestal wash hand basin, spot lights, tiled floor.

Bedroom
12' x 13'5" (3.66m x 4.1m)
Double glazed window to side, radiator, spot lights, range of fitted furniture.

Tenure
Freehold.

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.

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For full EPC please contact the branch.



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