

LEASEHOLD





House - Semi-Detached

157 CROSS LANE, PRESCOT, L35 5DT

Offers In The Region Of

£170,000

FEATURES

- Two bedroom semi detached property
- Entrance porch, entrance hall, lounge, sitting room
- Rear porch and downstairs cloaks
- Garden at the rear with seating areas, lawn and garden shed
- Situated close to Prescot retail park and transport links
- Fitted kitchen with built in appliances
- Family shower room
- Front driveway for off road parking

2 1 2

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2 Bedroom House - Semi-Detached located in Prescot

Entrance Porch
UPVC double glazed units and part glazed door. Ceramic tiled floooring

Entrance Hall
Grey laminate wood effect flooring. Central heating radiator. Stairs to the first floor accommodation.

Lounge
15'1 x 12'6
UPVC double glazed bay window to the front aspect. Grey laminate wood effect flooring. Feature fireplace housing a gas fire on a marble inset and hearth. Central heating radiator. Picture rail.

Sitting Room
14'9 x 10'5
UPVC double glazed window to the side aspect. Grey laminate wood effect flooring. Central heating radiator. Feature fireplace housing a living flame gas fire on a marble inset and hearth. Understairs storage cupboard. Picture rail.

Kitchen
13'6 max x 10'1
UPVC double glazed window to the rear aspect and part glazed door. Porcelain 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, gas double oven, microwave and extractor hood. Brick effect tiled splashbacks. Central heating radiator.

Cloaks
UPVC double glazed window to the side aspect. Porcelain tiled flooring. Fitted with a low level wc. Part tiled walls.

Landing
Doors to all rooms. Loft access point

Bedroom One
15'0 x 10'9
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator. Picture rail.

Bedroom Two
13'8 x 9'2 max
UPVC double glazed window to the rear aspect. Central heating radiator. Picture rail.

Bathroom
UPVC double glazed window to the rear aspect. Non slip flooring. Fitted with a walk in 1/2 bath with overhead shower, a pedestal wash hand basin and a low level wc. Tiled walls. Central heating radiator. Built in storage cupboard.

External
At the rear of the property is a paved patio area with a garden laid to lawn with shrub borders. Further seating area. Garden shed. Water supply. Security lighting. Gate to the front.
The front is paved for off road parking

AGENTS NOTES
Please note this property is leasehold. The length of the lease is 999 years from 15th November 1933 and the ground rent is £2 per year









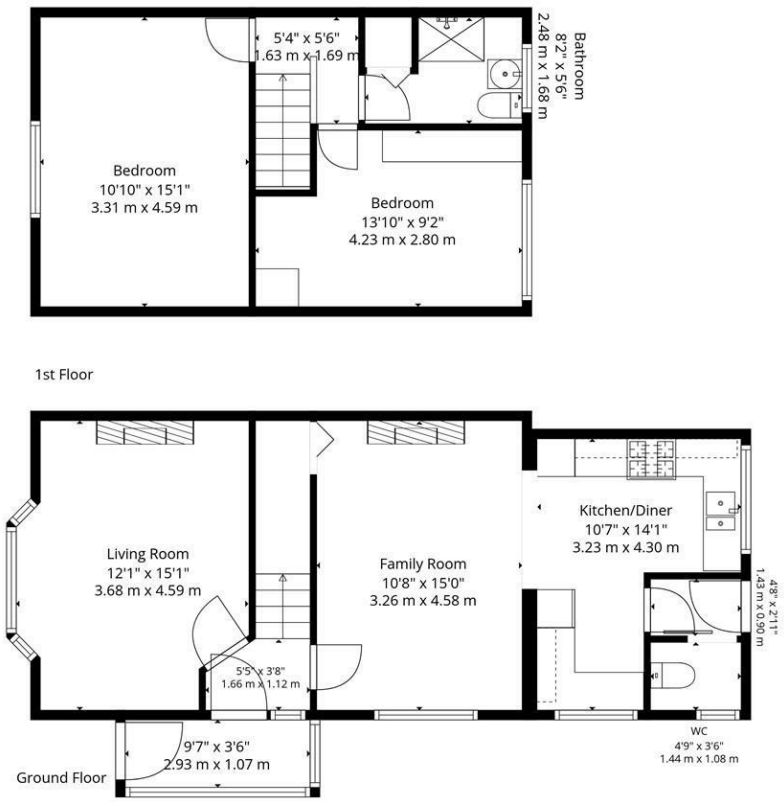












Total: 924 sq. Ft, 86 m2
Ground Floor: 547 sq. Ft, 51 M2, 1st Floor: 377 sq. Ft, 35 m2
Excluded Areas: " ": 34 sq. Ft, 3 M2, Walls: 102 sq. Ft, 10 m2

Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.

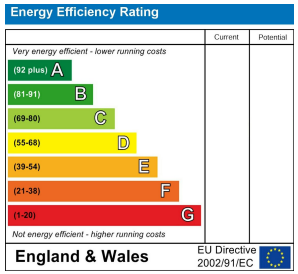
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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