



Because property is personal with...

Alexander House, Prescot - **£110,000**

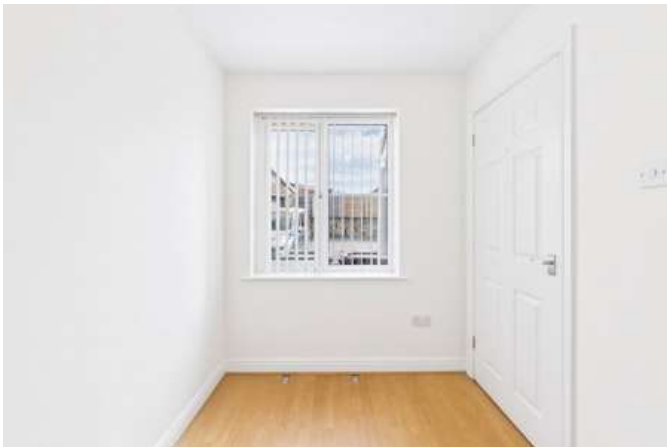
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Key Features

- TWO BEDROOMS
- PRIVATE GARDEN
- RIO COURT
- GREAT LOCATION
- EPC rating D





This well-positioned two-bedroom ground floor flat offers comfortable and practical accommodation, with the added benefits of its own private entrance, allocated parking and a private rear garden.

The property would make an ideal purchase for a first-time buyer, downsizer or investor, with accommodation all on one level and the opportunity for the new owner to put their own stamp on the property.

The accommodation briefly comprises a private entrance, living area, fitted kitchen, two bedrooms and bathroom. To the rear, the property benefits from its own private garden, providing a pleasant outdoor space for relaxing, entertaining or gardening, while the allocated parking space adds further convenience.

Situated in a popular residential area of Prescot, the property is well placed for a range of local amenities, with Prescot town centre offering a good selection of shops, cafes, restaurants and everyday facilities. There are also excellent transport links nearby, including Prescot railway station, with connections towards Liverpool and the wider Merseyside area, while the surrounding road network provides convenient access to St Helens, Liverpool and beyond.

The area is also well served by a selection of local schools, including Prescot Primary School, Eccleston Lane Ends Primary School and The Prescot School, with further educational options available within the surrounding area. School catchment areas and admissions should be confirmed with the relevant authorities.

Overall, this is an appealing two-bedroom home offering the increasingly desirable combination of ground floor living, a private entrance, allocated parking and a private rear garden, making it an excellent opportunity for first-time buyers, downsizers or investors alike

ENTRANCE HALL 19'6" x 2'11" (5.9m x 0.9m)

Laminate to floor. Radiator to wall. Door to front aspect.

KITCHEN 11'3" x 5'3" (3.4m x 1.6m)

Linoleum to floor. Window to front aspect. Radiator to wall. Wall & base units. Sink.

BATHROOM 5'10" x 6'2" (1.8m x 1.9m)

Linoleum to floor. Basin. Bath. overhead shower. Towel rail.

MAIN BEDROOM 11'1" x 9'7" (3.4m x 2.9m)

Laminate to floor. Window to rear aspect. Radiator to wall.

BEDROOM TWO 9'0" x 6'3" (2.7m x 1.9m)

Laminate to floor. Window to front aspect.

LOUNGE 15'1" x 9'4" (4.6m x 2.8m)

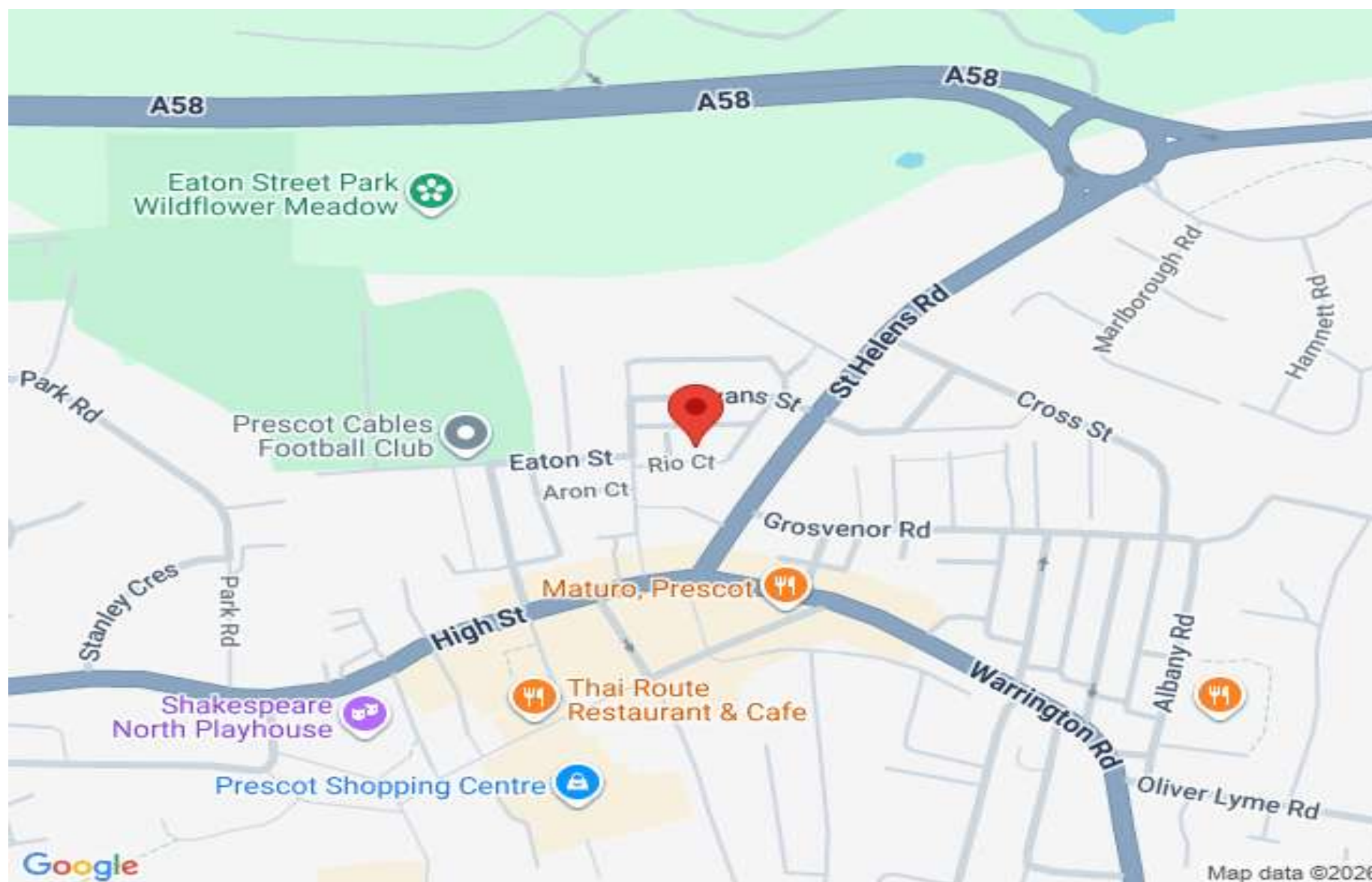
Laminate to floor. Patio doors to rear aspect. Radiator to wall.

DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.







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