

# BELVOIR!

Belvoir Prescott Sales & Lettings  
30 High Street, Prescott, Merseyside, L34 6HG

Willis Lane, Whiston, Prescott, Merseyside L35 3RU



**£145,000 Leasehold**

**Call: 0151 430 0041**

**[belvoir.co.uk](http://belvoir.co.uk)**

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Belvoir! Liverpool Prescot are delighted to bring to the market this beautifully presented three bedroom semi detached dorma bungalow.

This property comprises of:

Entrance hall, lounge, kitchen diner with built in appliances, three bedrooms and family bathroom. The property has a large paved driveway for off road parking to front and a well tended garden with shed to the rear.

This is a leasehold property (peppercorn lease £20 per year) offered with no chain.

Situated within walking distance of Whiston Village and Stadt Moers Park, public transport routes, local schools and with excellent motorway links. An early viewing is strongly advised. Virtual viewing is available.



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## Front



Gated and walled paved driveway to front.

## Hallway



Lino to floor. Storage cupboard.

## Lounge 13'5" x 14'6"



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

## Kitchen/Diner 8'1" x 14'6"



Window and patio doors to rear aspect. Laminate to floor. Radiator to wall.

## Landing



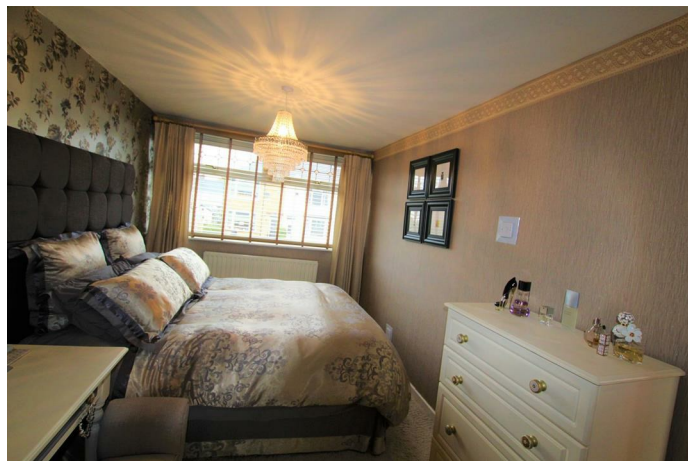
Window to side aspect. Carpet to floor.

## Bathroom 5'11" x 6'1"



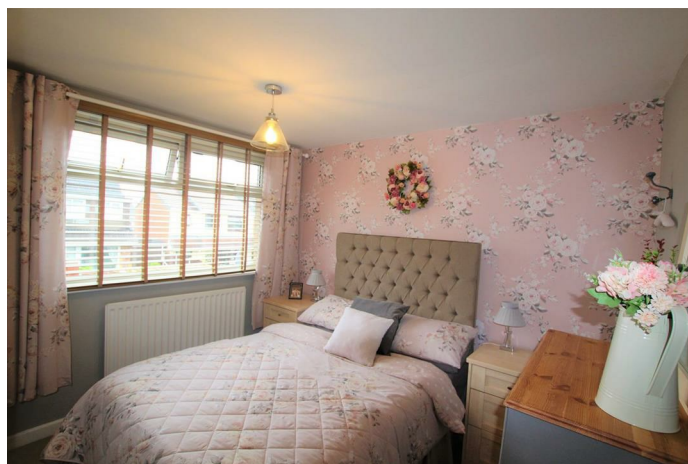
Window to rear aspect. Lino to floor. Radiator to wall. Three piece bathroom suite comprising of walk in shower, low level WC and sink.

**Bedroom 1**  
14'1" x 8'2"



Window to front aspect. Carpet to floor. Radiator to wall.

**Bedroom 2**  
8'1" x 10'10"



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

**Bedroom 3**  
9'4" x 6'1"



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

**Rear**

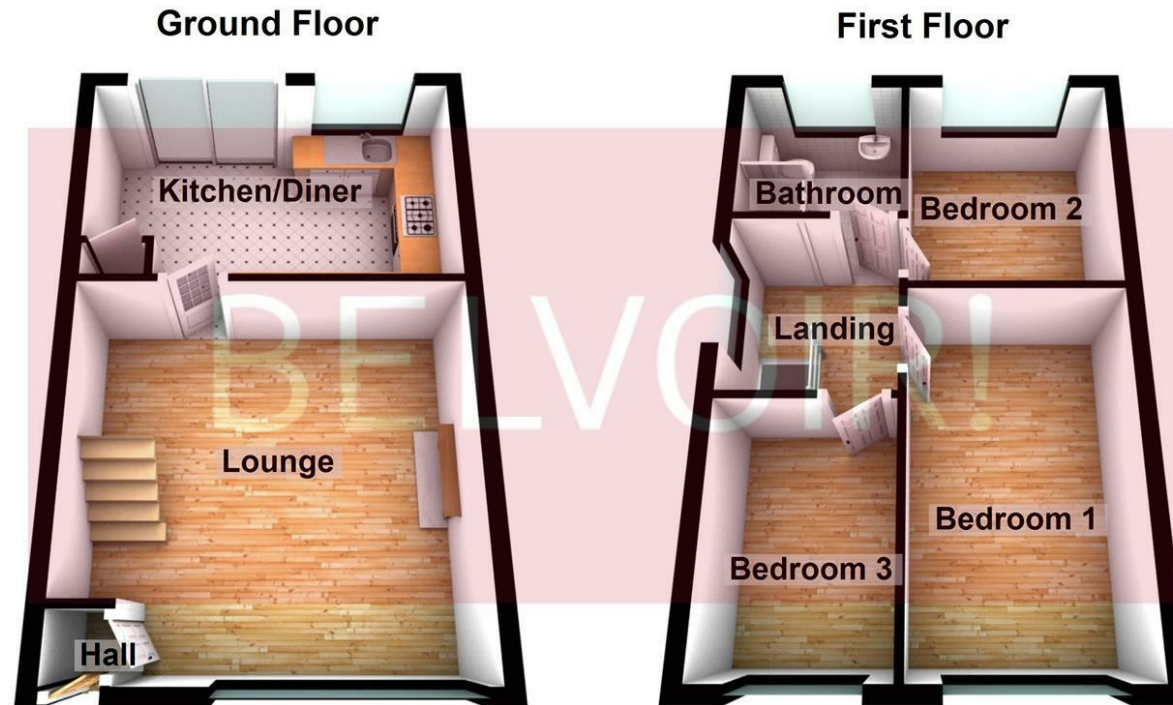


Rear is fenced and partly laid to lawn and paved. Also has a gated side paved area suitable for storage.

### **DISCLAIMER - SALES**

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our property particulars as informative and accurate as possible, however, they cannot be relied upon. Please note we recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All measurements have been taken as an approximate guide and should not be relied on. Floor plans if included are not to scale and accuracy is not guaranteed. 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 and fittings other than those mentioned are to be agreed with the seller. All photographs and measurements have been taken as a

guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us. All measurements are approximate.



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Plan produced using PlanUp.

