



384 Prescot Road, WA10

Asking Price £350,000



Located along Prescott Road, WA10, amongst some of St Helens' most historic and characterful homes, this charming two-bedroom bungalow offers a rare opportunity to purchase a beautifully modernised home within one of the area's most sought-after locations. Blending contemporary interiors with generous outdoor space, the property is ideal for buyers seeking stylish and versatile living accommodation.

The accommodation briefly comprises a welcoming porch leading into the entrance hallway, which opens through to a spacious and bright living room. There are two well-proportioned bedrooms, whilst a set of stairs leads down to a stunning modern kitchen fitted with stylish units and complemented by its own pantry and separate utility room. A beautifully presented family bathroom completes the internal accommodation. Externally, the property benefits from off-road parking, a front lawn, garage access and side access leading to the rear garden. To the rear, a substantial garden with multiple patio areas provides an excellent blank canvas for landscaping, entertaining or further development of the outdoor space. An additional benefit is the external basement storage area, currently utilised for practical storage purposes.

The property is FREEHOLD and currently holds an EPC rating of F, although the current owners have carried out significant improvements and modernisation works since the last assessment was completed.









Stapleton Derby

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



Approximate total area⁹⁾

78.8 m²
847 ft²

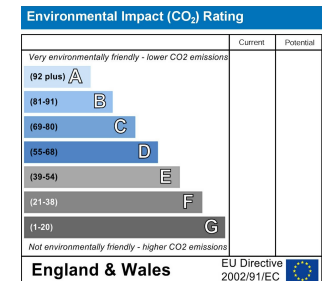
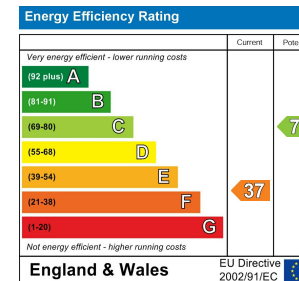
Balconies and terraces

5.5 m²
59 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.