



## Brook Street, Prescot, L35 5AP

Asking Price £160,000



Please note: although this advert is for No.45, No.47 Brook Street is also available at the same price.

Stapleton Derby are pleased to present this two-bedroom semi-detached property ideally positioned on Brook Street in Whiston, directly opposite Whiston Hospital and within close proximity to Prescott Cables Retail Park. The property benefits from excellent transport links, nearby motorway access and convenient local amenities, making it an attractive opportunity for both investors and first-time buyers alike.

The accommodation briefly comprises an entrance hallway leading through to a bright living room and a fitted kitchen, with the added benefit of a small lean-to extension providing additional versatile space. To the first floor, there are two well-proportioned double bedrooms and a family bathroom. Externally, the property offers off-road parking to the front for two vehicles along with useful side access. To the rear, there is a

- TWO DOUBLE BEDROOMS
- OPPOSITE WHISTON HOSPITAL
- SIDE ACCESS ENTRY
- PATIO SEATING AREA
- STRONG INVESTMENT OPPORTUNITY
- SEMI DETACHED HOME
- OFF ROAD PARKING
- GENEROUS REAR GARDEN
- IDEAL FIRST BUY
- FREEHOLD EPC D

