

# Reeds Rains

The Estate Agent

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Braemar Close, Whiston, Prescot, Merseyside

**£125,000**

## Prescot

11 Leyland Street, Prescot, Merseyside, L34 5QP  
0151 426 7336 [prescot@reedsrains.co.uk](mailto:prescot@reedsrains.co.uk)



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## Braemar Close, Whiston, Prescot, Merseyside

### Ground Floor

#### Entrance Hall

Part glazed door. Stairs to first floor accommodation. Cupboard housing utility meters. Central heating radiator. Artex ceiling. Door to lounge.

#### Lounge 13'4" x 11'7" (max)

Double glazed window to front aspect. Laminate wood effect flooring. Central heating radiator. Coving and artexed ceiling.

#### Dining Kitchen 15'0" x 11'7"

Double glazed window to rear aspect and part glazed door to side aspect. Understairs storage cupboard. Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl, single drainer sink unit with mixer tap. Plumbed for automatic washing machine. Integrated gas hob, gas oven and extractor fan. Glass display unit. Tiled splash backs. Central heating radiator. Laminate wood effect flooring. Coving to the dining area. Artexed ceiling. Arch to dining room.

#### Dining Room 8'9" x 6'5"

Double glazed patio doors to rear aspect. Central heating radiator. Laminate wood effect flooring. Artexed ceiling.

### First Floor

#### Landing

Double glazed window to side aspect. Loft access point. Built in airing cupboard. Doors to all rooms. Artexed ceiling.

#### Bedroom 1 11'9" x 8'1"

Double glazed window to front aspect. Built in storage cupboard. Central heating radiator. Artexed ceiling.

#### Bedroom 2 10'7" x 8'7"

Double glazed window to rear aspect. Built in storage cupboard. Central heating radiator. Laminate wood effect flooring. Artexed ceiling.

#### Study 7'8" x 6'5"

Double glazed window to front aspect. Central heating radiator. Artexed ceiling.

#### Bathroom

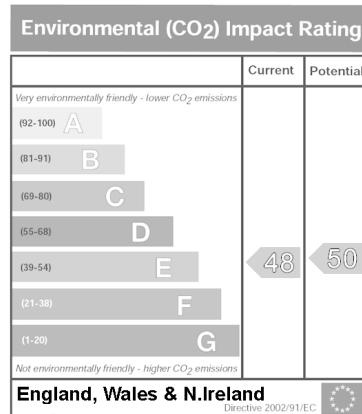
Double glazed window to rear aspect. Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC. Tiled walls. Laminate wood effect flooring. Central heating radiator. Artexed ceiling.

### External

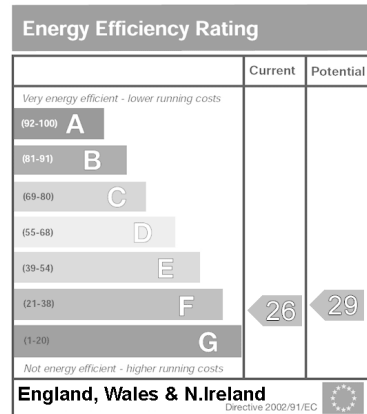
To the front of the property is an open plan garden laid mainly to lawn.

To the side is a driveway leading to garage.

To the rear is a brick paved patio area and garden laid mainly to lawn with a rear decking area. Mature trees and shrub displays. Water supply. Security light.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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