

Cameron Mackenzie

0151 480 0123

2 Duke Street, Prescot



Price £130,000



In brief...

- ▶ End Terraced House
- ▶ Two Reception Rooms
- ▶ Kitchen
- ▶ Ground Floor Bathroom
- ▶ Three Bedrooms
- ▶ Rear Yard
- ▶ GCH & Double Glazing
- ▶ Offered Without Chain

Huyton Office: 17 Tarbock Road, Huyton, L36 5XN

www.cameronmackenzie.co.uk

2 Duke Street, Prescot

Cameron Mackenzie are pleased to offer for sale this extended end terraced property situated in a popular location within walking distance of Prescot town centre with its amenities and transport links. The accommodation briefly comprises of two reception rooms, kitchen, ground floor wet room and three bedrooms. Outside there is a small enclosed yard. The property benefits from a gas central heating system and double glazing and is offered with NO CHAIN.

Lounge 4.07m (13' 4") x 3.35m (11' 0") with feature fireplace incorporating a living flame coal effect gas fire, laminate flooring, built in cupboard, window to the front elevation.

Dining Room 4.41m (14' 6") x 3.05m (10' 0") with wall mounted, living flame, gas fire, laminate flooring, staircase to first floor, window to the rear elevation.

Kitchen 2.30m (7' 7") x 1.77m (5' 10") with a range of wall and base units, working surfaces, single drainer stainless steel sink, tiled splashbacks, gas cooker point,, plumbing for washing machine, space for fridge freezer, laminate flooring, window to the side elevation.

Ante Space With built in storage cupboard and door to rear yard.

Wet Room 2.21m (7' 3") x 1.68m (5' 6") with electric shower fitment, pedestal wash hand basin, low level WC, tiled walls, window to the side elevation.

FIRST FLOOR

Landing

Bedroom 1 4.02m (13' 2") x 3.33m (10' 11") with window to the front elevation

Bedroom 2 3.47m (11' 5") x 2.13m (7' 0") with window to the rear elevation.

Bedroom 3 2.94m (9' 8") x 2.30m (7' 7")

OUTSIDE

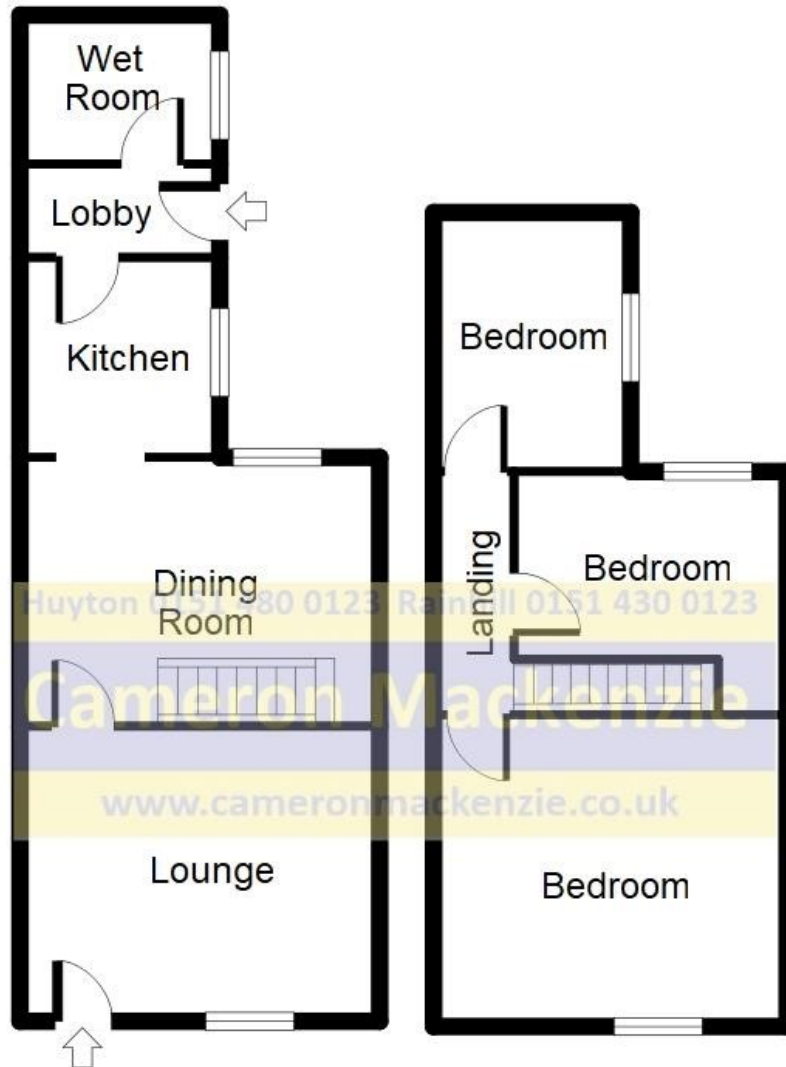
Rear Enclosed rear yard.

Important Notice We are required under The Estate Agents Act 1979 and the Provision of Information Regulation's 1991 to point out that the client we are acting for on the sale of this property is a "Connected Person" as defined by that act.

VIEWING: Viewing is strictly by appointment with our Huyton office on 0151 480 0123.

PLEASE NOTE: These particulars are believed to be correct but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must satisfy themselves as to their accuracy. None of the above appliances/services have been tested and we recommend purchasers arrange for a qualified person to carry out checks before legal commitment. All measurements are to a maximum.

MORTGAGE ADVICE: Talk to our Independent Mortgage Advisor. This is a free service which is available on this or any other property you may be interested in & you are under no obligation whatsoever to take advantage of this service.



This floor plan is for illustrative purposes only and should not be relied upon for accuracy.

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