



BerkeleyShaw

18 Atherton Drive, Prescot, L35 7AG

£280,000

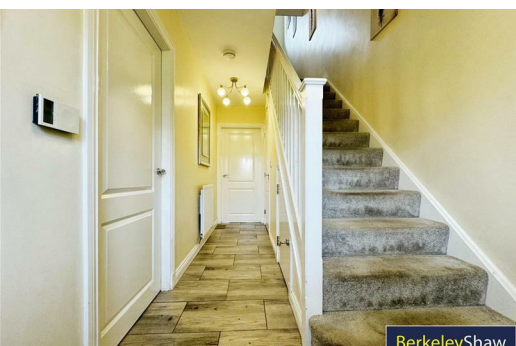
Are you searching for a spacious family home just a short walk away from Whiston Hospital with no onward chain?

Berkeley Shaw Real Estate is delighted to bring to the sales market this four-bedroom semi-detached town house located on Atherton Drive L35. This property is perfect for a wide variety of buyers given the array of amenities available in the surrounding area. If you need easy access to Whiston Hospital, then this is the perfect home for you. The area also boasts an excellent transport infrastructure via both road and rail, adding to the desirability for commuters. The area also offers an excellent selection of schools, making this a perfect buy for families.

Set out across three floors, the accommodation briefly comprises; inviting entrance hall with understairs WC, modern fitted kitchen boasting a range of integrated appliances and rear living room perfect for relaxing with 'French' style doors out to the rear garden. Rising to the first floor, the landing gives access to two double bedrooms, both benefiting from fitted wardrobes and a modern shower room. The upper floor boasts the master suite with fitted wardrobes and en-suite shower room. Completing the layout is the fourth bedroom.

Externally, the property boasts a lawned front garden with driveway parking for several vehicles and a garage. The rear garden is the perfect space for outdoor dining consisting of a patio area with planters and a raised decked area. Further benefits include no onward chain & gas central heating.

Get in touch with us straight away to arrange a viewing before this is snapped up by a lucky buyer!



Entrance hall

Tiled floor, radiator, stairs to first floor & understairs storage.

Kitchen

Double glazed window, range of wall & base units, stainless steel sink with drainer, tiled splash back, gas burning hob, electric oven, extractor hood, tiled floor, radiator & spotlights.

Living room

Tiled floor, radiator & UPVC 'French' style doors to rear garden.

WC

WC, basin, radiator, spotlights & extractor fan.

Landing

Bedroom 1

Double glazed window, fitted wardrobe & radiator.

Bedroom 2

Double glazed window, fitted wardrobe, storage cupboard & radiator.

Shower room

Double glazed window, basin with vanity unity, WC, spotlights, chrome & glass shower unit & part tiled wall.

Upper landing

Double glazed window & storage cupboard.

Bedroom 3

Double glazed windows, fitted wardrobes & radiator.

En-suite


Wc, basin, mirrored wall, tiled shower enclosure with glass sliding screen.


Bedroom 4

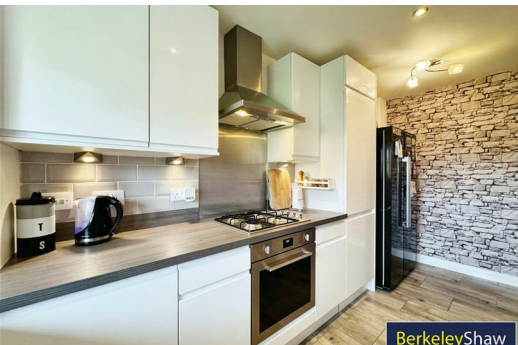
Double glazed window & radiator.

Externally

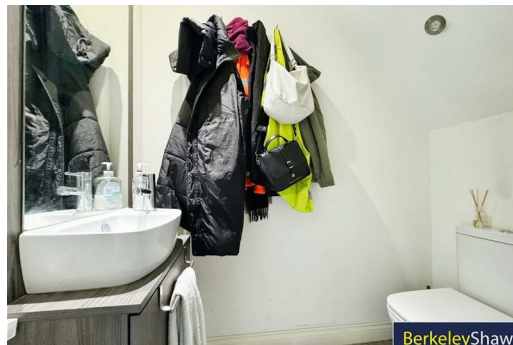
Hedged front garden with laid to lawn, driveway parking for several cars & garage. Rear garden with patio area, planters and raised decked area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

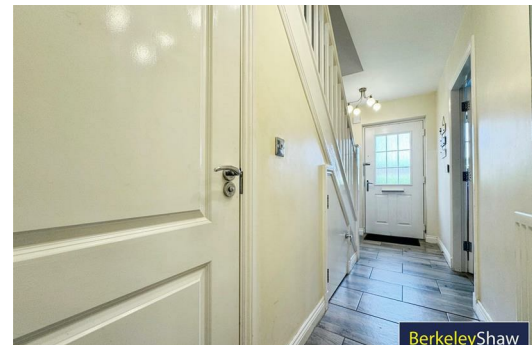
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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