

## East Prescott Road, Knotty Ash, L14



For Sale - £160,000 Offers in Excess of

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Lovely Two-Bedroom Mid-Terraced Property for Sale, Offering One Bathroom and Situated Within a Popular Residential Location with On-Street Parking.
- You Are Welcomed Into the Property Via a Bright and Inviting Living Space, Featuring a Large Window That Allows for an Abundance of Natural Light, Creating a Cosy and Comfortable Feel.
- This Flows Through to a Central Hallway Space, Which Houses the Staircase and Provides Access to Both the Bathroom and Kitchen.
- The Modern Family Bathroom Is Finished in a Bright and Contemporary Style.
- The Kitchen Is Positioned to the Rear of the Property, Set Within Its Own Defined Space and Featuring a Kitchen Island, with Pleasant Views and Access to the Rear Yard.
- To the First Floor, a Light and Airy Landing Leads to Two Well-Proportioned Double Bedrooms.
- Externally, the Property Benefits from a South-Facing Rear Garden Laid with AstroTurf for Low-Maintenance Use.
- Further Advantages Include a Partially Boarded Loft with Ladder Access, Offering Useful Additional Storage Space.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 56 square metres / 601 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

### Description

Brought to the market by Atlas Estate Agents, this charming mid-terraced home is situated on East Prescott Road in the sought-after residential area of Knotty Ash, L14, and is offered for sale with accommodation arranged over two floors.

Upon entry, you are welcomed into a bright and inviting reception room, where a large window allows natural light to pour in, creating a warm and cosy living space. This flows seamlessly through to a central hallway, which houses the staircase and provides access to both the modern family bathroom and the kitchen.

The bathroom is finished in a fresh, contemporary style, while the kitchen is positioned to the rear of the property, offering a well-defined space complete with a central island, pleasant views, and direct access to the rear yard.

To the first floor, a light and airy landing leads to two well-proportioned double bedrooms, both offering comfortable and versatile accommodation.

Externally, the property benefits from a south-facing rear garden laid with astroturf for ease of maintenance, alongside the added advantage of a partially boarded loft with ladder access, providing valuable additional storage.

## Additional Images



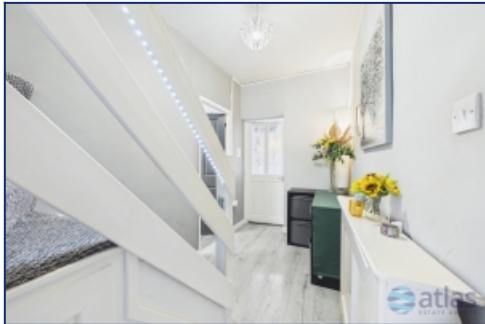
Bedroom Two



Garden



Living Space



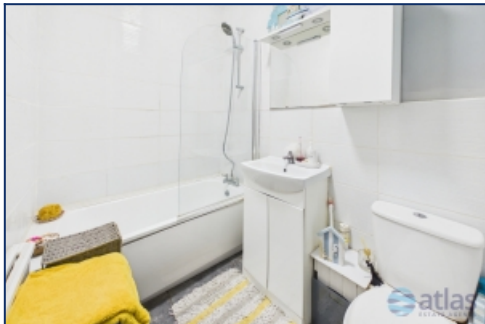
Hallway



Hallway



Bathroom



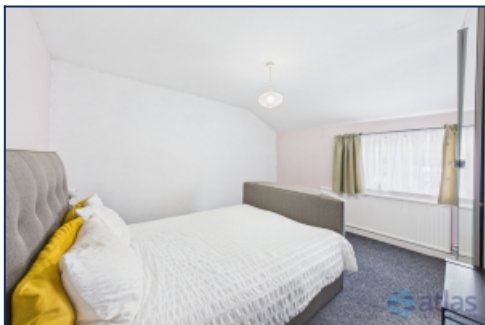
Bathroom



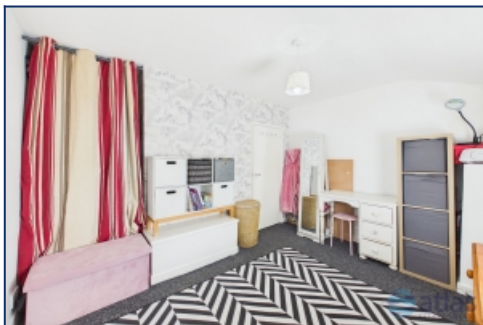
Kitchen



Kitchen



Bedroom One



Bedroom Two



Rear Elevation Of Property

## Floor Plans



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