

Hollins Court, Kenneth Close, Prescot, Merseyside

Offers in the region of £90,000

 **Reeds Rains**

reedsrains.co.uk

2 Hollins Court, Kenneth Close, Prescott, Merseyside
Offers in the region of: £90,000

TENANT IN SITU SALE! INVESTORS LOOK

Vinyl flooring and part tiled walls. Paneled bath, low level WC and pedestal sink.

EXTERNAL

Off road parking

This property is located on the GROUND FLOOR of Hollins Court, Kenneth Close. The accommodation comprises of an entrance hall, TWO BEDROOMS, Family bathroom and an open plan lounge/kitchen/dining area. Externally is allocated and visitors parking. CALL US NOW! EPC GRADE C.

GROUND FLOOR

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
Registered Number 2568254. VAT Reg No. 842 795 983.

Entrance Hall

Electric heater and storage cupboard.

Lounge/Dining Room

All measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

19'8"X17'1" (6mx5.2m)

UPVC Double glazed french doors with a rear facing aspect looking out onto communal

gardens via a wrought iron Juliet balcony.

aspect.

Kitchen Area

Range of base and wall units with roll top work surfaces and a stainless steel sink and drainer. Vinyl flooring. Four ring hob with oven, grill and extraction point. Washing machine. Fridge/Freezer.

Bedroom

12'10"X11'10" (3.9mx3.6m)

Two double glazed windows with a rear facing aspect, electric heater and carpeted flooring.

Ensuite Bathroom

6'7"X5'7" (2mx1.7m)

Vinyl flooring and part tiled walls. Shower unit, low level WC and pedestal sink.

Bedroom

9'10"X10'6" (3mx3.2m)

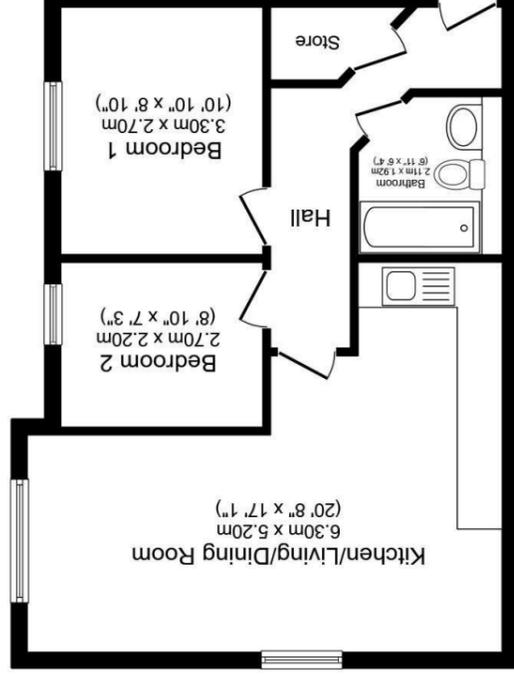
Double glazed window with a rear facing aspect, electric heater and carpeted flooring.

Bathroom

6'7"X7'7" (2mx2.3m)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

For full EPC please contact the branch.



Total floor area 52.0 sq.m. (559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.localagent.com