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**Ivyfarm Road, Prescot, L35 8LJ**

**£99,950**

We are pleased to announce for sale this three bedroom mid town house which is an ideal first time buy. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, lounge, dining room, kitchen, w.c, and utility/ shower room all to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally the property has front and rear gardens with a driveway to the front and garage to the rear. Viewing is highly recommended to appreciate the size of this property and can be arranged through our office or by calling 0151 426 0222.





Entrance Hallway

UPVc Double glazed door, UPVc double glazed window to side aspect, radiator, and stairs to first floor.

Lounge

16'11" x 11'0" (5.18 x 3.37)

UPVc double glazed windows to front and rear, wall mounted gas fire, and radiator.

Dining Room

9'4" x 9'3" (2.87 x 2.82)

UPVc double glazed window to front aspect, and radiator.

Kitchen

18'9" x 9'1" (5.74 x 2.79)

UPVc double glazed window to rear aspect, door to rear, range of wall and base units, stainless steel sink unit, ceramic floor tiles, radiator, and plumbed for automatic washing machine.

Utility/ Shower Room

UPVc double glazed window to side aspect, plumbed for automatic washing machine, and stand in shower cubicle.

Downstairs WC

UPVc double glazed window to side aspect, low level w.c, hand wash basin, and part tiled.

First Floor Landing

Two UPVc double glazed windows to rear aspect.

Bedroom One

11'1" x 11'0" (3.38 x 3.37)

UPVc double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom Two

12'10" x 8'2" (3.92 x 2.51)

UPVc double glazed window to front aspect, fitted wardrobe, and radiator.

Bedroom Three

8'4" x 8'0" (2.55 x 2.46)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

UPVc double glazed window to rear aspect, radiator, panelled bath, low level w.c, pedestal hand wash basin, and part tiled walls.


External

Driveway to the front of the property with fenced boundaries. To the rear is an enclosed garden which is mainly flagged, fenced boundaries and detached garage.

Garage

Up and over door, and door to garden.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			80
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	