



HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Cook Street, Prescott, L35 2UJ

We are delighted to offer to let this two bedroom mid terrace property which has recently had a new bathroom and kitchen fitted. The property is situated close to all local amenities and is within walking distance to Whiston Hospital. The home is warmed throughout with gas central heating and benefits from being double glazed and briefly comprises of: lounge, kitchen, inner hall, family bathroom, first floor landing and two bedrooms. Early viewing is a must!! Contact the office now to arrange yours on 0151 426 0222. DSS accepted with a suitable guarantor.

- Mid terraced house
- Downstairs bathroom
- Permit parking
- EPC: C
- Two bedrooms
- Gas central heating
- Walking Distance to Whiston Hospital
- One reception room
- UPVc double glazed
- Viewing highly recommended

£850 Per Month

8 Cook Street, Prescott, L35 2UJ

Lounge

16'0 x 13'2 (4.88m x 4.01m)

UPVc double glazed window and door to front aspect, radiator, laminate flooring, and stairs to first floor.

Kitchen

13'2 x 7'5 (4.01m x 2.26m)

UPVc double glazed window to rear aspect, full range of wall and base units, stainless steel sink unit, radiator, ceramic floor tiles, part tiled walls, plumbed for automatic washing machine, integral gas hob and electric oven, and radiator.

Inner hall

UPVc double glazed window and door, and ceramic floor tiles.

Family bathroom

UPVc double glazed window to side aspect, radiator, fully tiled walls, and three piece bathroom suite consisting of low level w.c, vanity sink unit, and panelled bath with shower over on taps.

First floor landing

Loft access.

Bedroom one

13'2 x 12'11 (4.01m x 3.94m)

UPVc double glazed window to front aspect, and radiator.

Bedroom two

13'2 x 7'7 (4.01m x 2.31m)

UPVc double glazed window to rear aspect, and radiator.

External

Yard area to the rear with brick wall boundaries and gated access to alleyway.

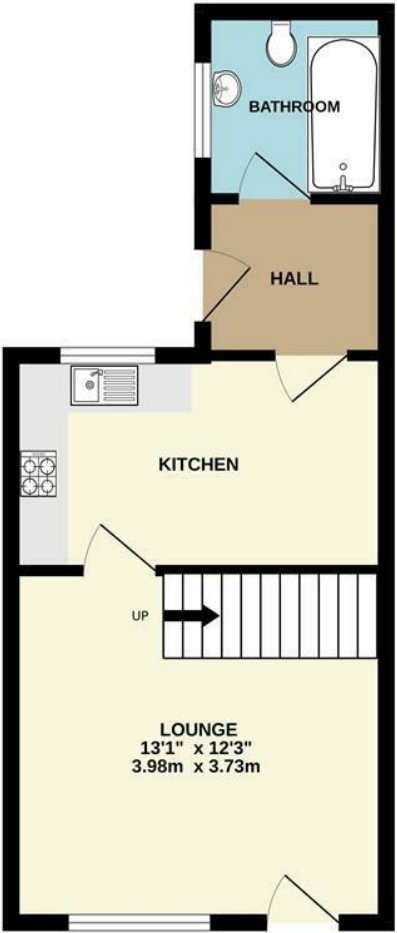
Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. The pictures are before the current tenant moved in.

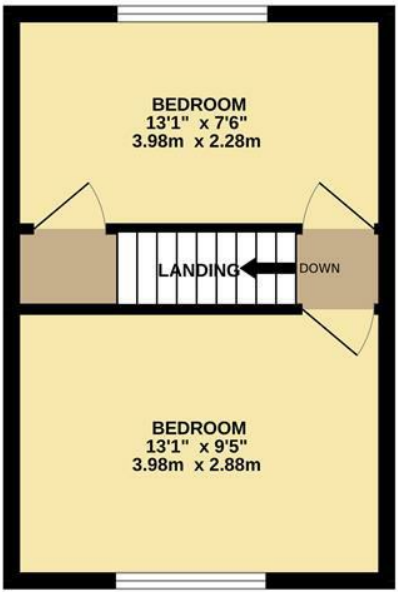




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025



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		
England & Wales		
EU Directive 2002/91/EC		