



FOR SALE

30 REDSTONE WAY, WHISTON, PRESCOT,
MERSEYSIDE, L35 7NZ

Guide: £210,000



A move in the right direction

DESCRIPTION

Located on a popular estate with access to Whiston Hospital, this modern three storey townhouse is immaculately presented from top to bottom. With three large double bedrooms and a great sized kitchen diner with extended family room to rear. A copy of the EPC will be available on request. EPC Rating is Grade C.

DIRECTIONS

The property is located in a cul-de-sac position in Redstone Way which is accessed via Blundell Road off Sandstone Drive in Whiston. The property has access to shopping amenities in Prescot and transport links.

LOCATION

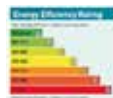
This property is in an estate location within access to Whiston Hospital making the properties in this area popular with hospital staff. The road is towards the end of the estate whilst having local shops and amenities nearby. There are a larger array of shops available at Cables Retail Park which is approximately 1/2 mile away. The property is served with good rail links, Eccleston Park, Rainhill, Whiston and Prescot railway stations which are with approximately 1 mile.

OUR VIEW

This well presented townhouse has been perfectly maintained by its current owners and certainly makes the most of its space. There are three great sized bedrooms. As you walk through the door you enter into the hallway which has access to the stairs and a doors leading into the Utility Room/WC and Study. Located to the rear the Kitchen Diner leads into the extended Family Room which looks out over the rear garden. The Dining Kitchen is a great communal layout with a range of contemporary wall and base units, work surfaces and splash backs. The first floor accommodates the Lounge, Family Bathroom and one of the bedrooms which looks out over the rear garden. A further staircase take you to the second floor where there are a further two bedrooms with the Master having fitted wardrobes and a door into the shower room ensuite. Externally the property has a garden to the rear which has artificial lawn and decked patio area. Viewings are highly advised.

AGENTS NOTES

The seller advises that this property is altered/extended. Should you wish to proceed with the purchase of the property we recommend that you check the position on planning and building regulation controls with your solicitor.



For full EPC please contact the Sales Manager.

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

VIEWINGS

Viewing by appointment with our Head Office, telephone number 01942 212212 or Sales Manager, mobile number 07909 523950.

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The Old Carnegie Library, Ormskirk Road, Pemberton, Wigan WN5 9DQ
Tel: 01942 212212 Fax: 01942 212888

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