



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



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19 Central Avenue

Eccleston Park, Prescot, L34 2QL

£550,000

EPC Rating D





Property Description

JB&B Leach are pleased to offer for sale this imposing 3 bedroom detached family residence situated on arguable the most sought after Avenue in the borough namely Central Avenue convenient for all local amenities including sought after schools and within easy reach of both Rainhill and St Helens town centres as well as the M57/66 motorway networks. The property is offered with vacant possession and provides truly spacious and versatile accommodation which must be viewed to be appreciated and briefly comprises; entrance porch way leading to the reception hallway with cloaks WC thereafter the lounge, dining room, side conservatory and fitted kitchen together with a utility room and rear porch. On the first floor there are 3 well proportioned bedrooms all benefiting from en-suites facility and the shower room to bedroom 3 can also be accessed via the landing area. The property also boasts gas fired





central heating, double glazing an integral brick garage together with ample off road parking to the front and mature grounds to front, side and rear. Early viewing is advised for this rare purchase and can be arranged via our town centre show room.

ENTRANCE PORCHWAY

Part glazed entrance door with side panels, dado rail, panelled ceiling incorporating spit lighting, ceramic floor tiles

RECEPTION HALLWAY

Part glazed entrance door with side panels, staircase to 1st floor, radiator, coved ceiling, wood effect flooring



CLOAKROOM

Situated off the hallway leading to the ground floor WC

CLOAKS WC

Low level WC, wash hand basin, part tiled walls, double glazed window, radiator

LOUNGE

17' 2" x 13' 0" (5.23m x 3.96m) approx Double glazed window, television point, coved ceiling, radiator



SIDE CONSERVATORY

14' 10" x 6' 6" (4.52m x 1.98m) approx Double glazed window all round, radiator

DINING ROOM

14' 2" x 13' 3" (4.32m x 4.04m) approx Double glazed window, wall light points, coved ceiling incorporating spot lighting, radiator



KITCHEN

13' 0" x 9' 10" (3.96m x 3m) approx Mixer taps set over a stainless steel single drainer 1 1/2 bowl sink unit, range of integrated dishwasher, base and wall units, work surfaces, built in oven hob and hood, breakfast kitchen, part tiled walls, double glazed window, spot lighting

REAR PORCH

Under stairs storage cupboard off, double glazed



window and rear door, radiator, ceramic floor tiles

UTILITY ROOM

9' 6" x 7' 3" (2.9m x 2.21m) approx Double glazed window, work surfaces, plumbing for auto washer, part tiled walls, ceramic floor tiles and wall heaters

LANDING AREA

Double glazed window, access to roof space via drop down ladder, built in storage cupboard, coved ceilings, radiator



LOFT AREA

Access via drop down ladder with lighting and boarded out

MASTER BEDROOM

19' 6" x 18' 4" (5.94m x 5.59m) approx Double glazed window, fitted wardrobes, wash hand basin set in vanity unit, wall light points, coved ceilings

DRESSING AREA

Double glazed window, wall light points, radiator



EN-SUITE BATHROOM

3 piece coloured suite comprising; panelled bath with shower over off mixer taps, shower area with mixer taps, low level WC, bidet, fully tiled walls, double glazed window, radiator, panelled ceilings

BEDROOM 2

17' 4" x 13' 2" (5.28m x 4.01m) approx Double glazed window, coved ceiling, radiator

DRESSING AREA

With shelving



EN-SUITE BATHROOM

3 piece coloured suite comprising; panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window, fully tiled walls, radiator

BEDROOM 3

14' 2" x 13' 0" (4.32m x 3.96m) approx 2 PVCu double glazed windows, coved ceilings, radiator

DRESSING AREA



With shelving and vanity unit together with double glazed window

EN-SUITE SHOWER ROOM

3 piece suite comprising; step in shower cubicle, wash hand basin, low level WC, double glazed window, part tiled walls and radiator, access via bedroom 3 and landing area

FRONT / SIDE GARDEN AREA

Blocked paved driveway providing ample hard standing, lawned area, shrub border, hedge, fence and brick wall boundaries



REAR / SIDE GARDENS

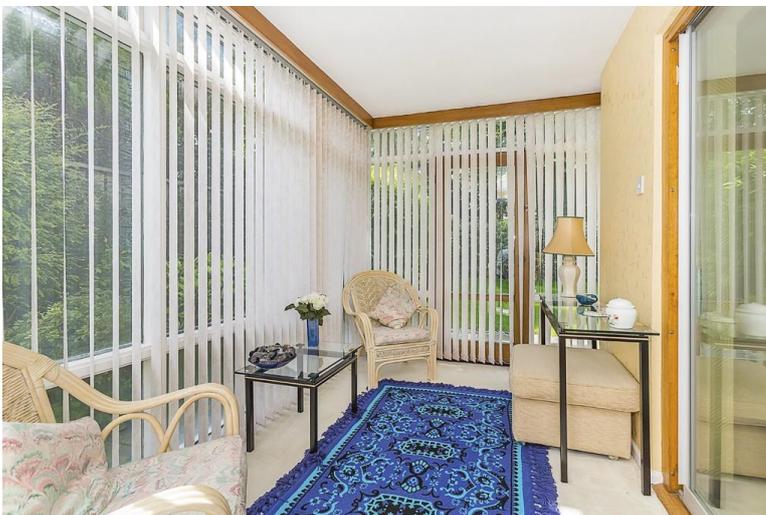
Lawned area, mature flower tree and shrub border, patio area, paved walkways, gated access, hedge and fence brick wall boundaries, security lighting and outside garden lighting

OUTHOUSE

Brick outhouse providing storage / garden stove

DOUBLE GARAGE

17' 2" x 15' 6" (5.23m x 4.72m) approx Integral brick construction, remote control electric up and over doors, power and lighting, personal door



PARKING

Ample off road parking space to front, free standing gas fired boiler

HEATING SYSTEM

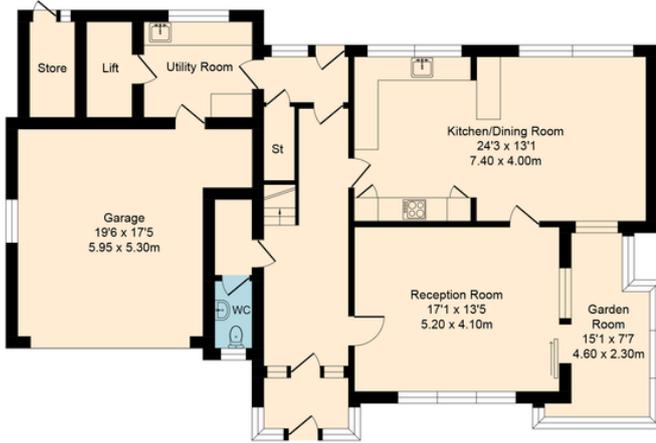
Ideal Mexico 3 gas fired boiler to radiator, domestic hot water



Central Avenue, Prescot

Total Approx. Floor Area 2791 Sq.ft. (259.2 Sq.M.)

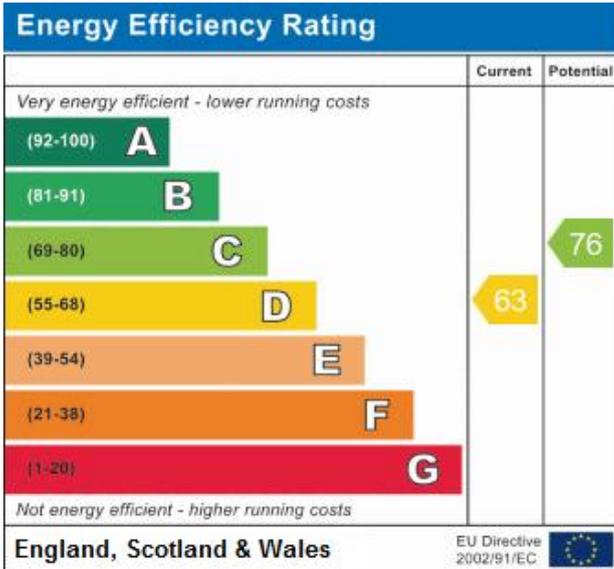
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1461 Sq.Ft (135.7 Sq.M.)



First Floor
Approx. Floor Area 1320 Sq.Ft (122.6 Sq.M.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements