



5 Brookfield Avenue, Prescot, L35 4PX

Asking Price £145,000



This charming two-bedroom semi-detached property, located at Brookfield Avenue, Rainhill, is an excellent opportunity for investors or first-time buyers. While in need of upgrading and modernisation, it provides a blank canvas to create a fantastic home. Situated within walking distance of local amenities and offering excellent transport links, the property's location ensures convenience and accessibility.

The ground floor features an entrance hallway, leading to a front living room and a rear lounge, providing flexible living spaces. A kitchen, utility area, and downstairs WC complete the layout. On the first floor, you will find two well-proportioned bedrooms and a family bathroom, offering comfortable accommodation. Externally, the property benefits from a large block-paved area at the front, which holds potential to be converted into a spacious driveway, subject to the necessary planning approvals. At the rear, the property boasts a private south-facing garden, ideal for relaxation or entertaining.

The property is freehold, with details to be confirmed, and the Energy Performance Certificate is also pending. This home represents a unique opportunity to create a dream residence or a savvy investment in a highly sought-after area. Contact us today to discover its full potential.

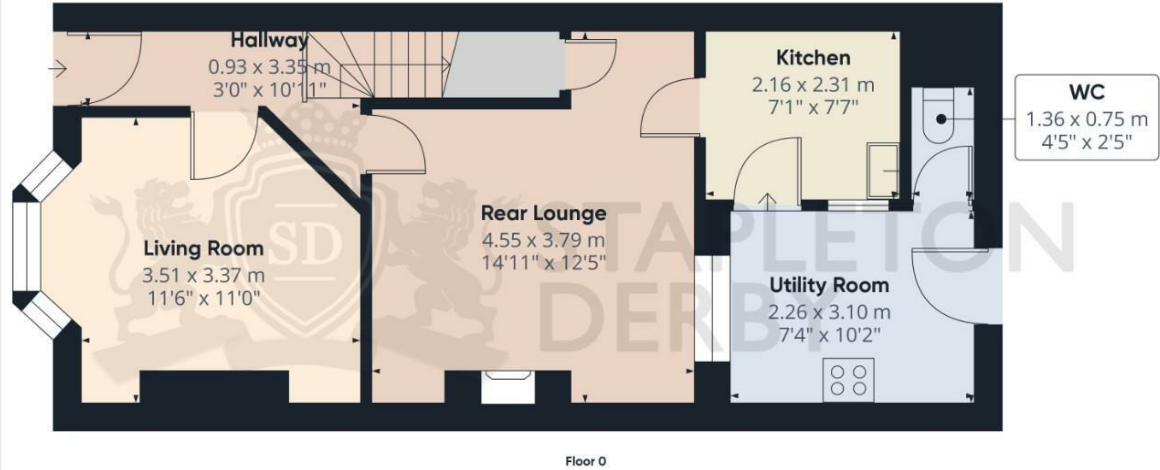








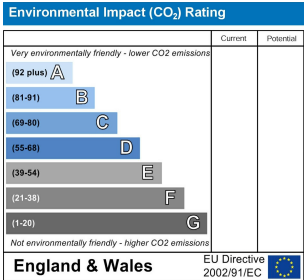
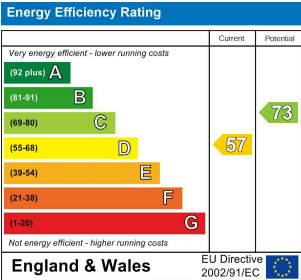
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Approximate total area<sup>(1)</sup>  
 74.08 m<sup>2</sup>  
 797.39 ft<sup>2</sup>



(1) Excluding balconies and terraces  
  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
  
 Calculations are based on RICS IPMS 3C standard.  
  
 GIRAFFE 360



**IMPORTANT NOTICE TO PURCHASERS**  
 We endeavor 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. Any 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 a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.