



**Cook Street  
Whiston  
Prescot  
Merseyside  
L35 2UJ**

**Offers in Excess of £126,000**

**bettermove**

# Cook Street Prescot

Bettermove are proud to present this 3 bedroom end of terraced house in Whiston, Prescot, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking.

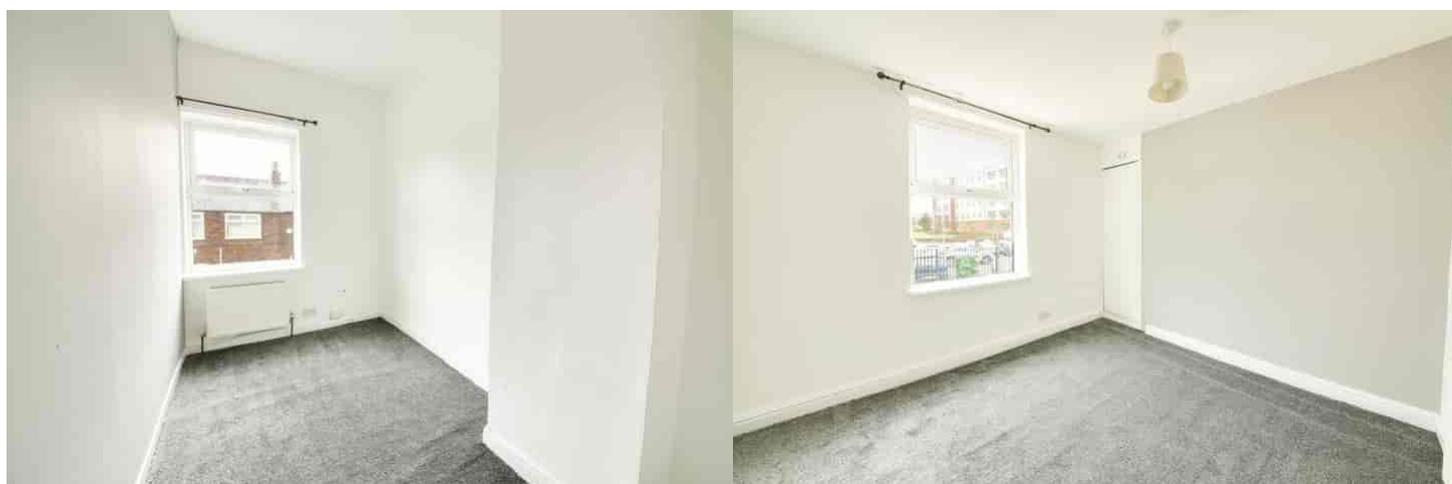
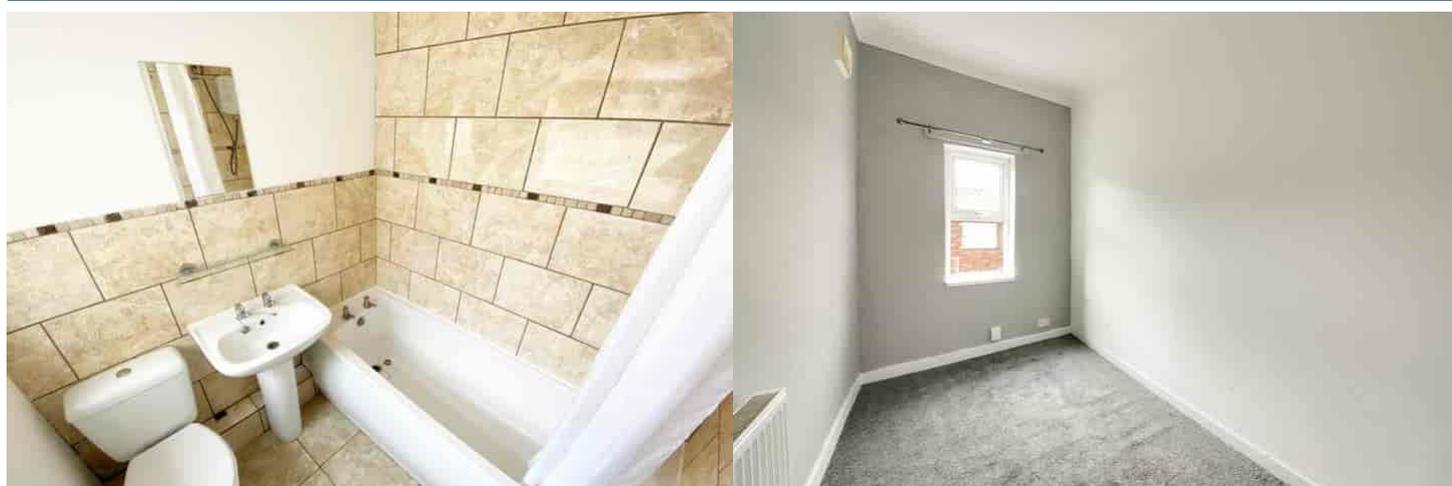
The council tax band is A.

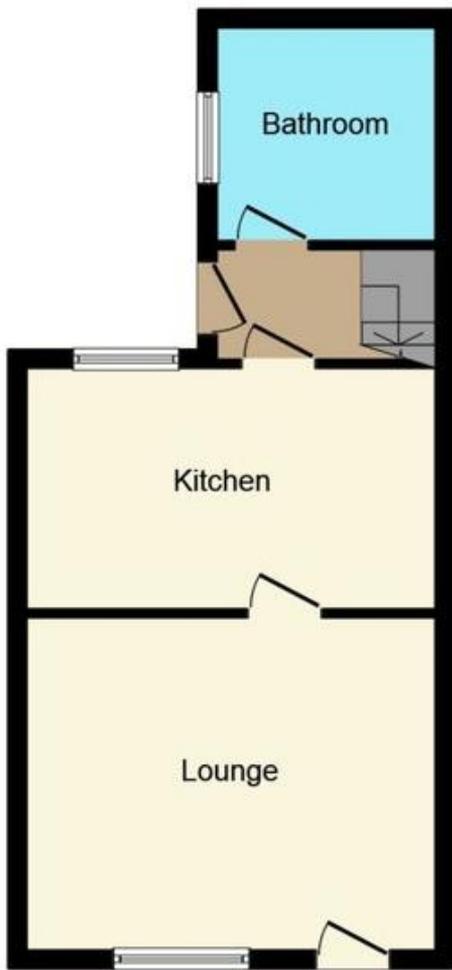
This is a leasehold property with 852 years remaining on the lease.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/breakfast room and bathroom on the ground floor. The first floor consists of 3 bedrooms. The exterior boasts a private rear yard.

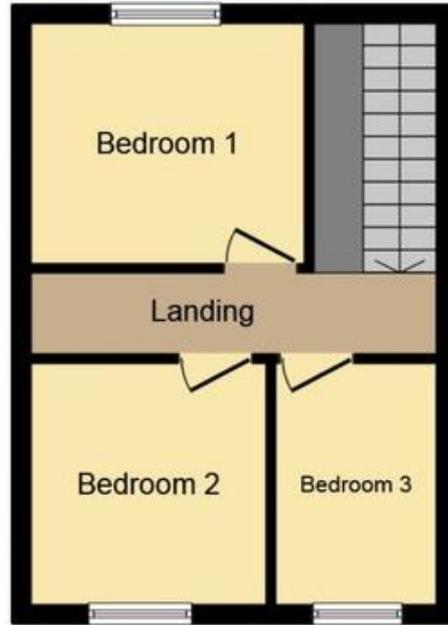
Located in the popular town of X, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rainhill, Prescot and Whiston railway stations, as well as a range of local bus routes and quick access to M57.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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