



5 Mooreway, Prescot, L35 6PD

Asking Price £230,000



**STAPLETON
DERBY**

*** FAMILY HOME - FIRST-TIME BUYER - INVESTOR ***

This expansive family residence is ideally situated near highly sought-after schools, shopping centres, and various amenities, with convenient access to the M62 motorways connecting to Liverpool and Manchester. This extensively extended three-bedroom semi-detached home offers an abundance of space (please refer to the floorplan).

Comprising a welcoming porch, an entrance hall, a spacious lounge, a dining room, an extended kitchen featuring two Velux windows, and within the extension, two additional rooms. One of these rooms is perfect for use as a study or playroom, while the other is a generously sized multi-functional space. On the first floor, you'll find three bedrooms, each equipped with fitted wardrobes, as well as a family bathroom complete with a bath and an electric shower. Another staircase leads to the loft conversion, which features a Velux window and houses the boiler.

Outside, a driveway provides off-road parking at the front, while the rear of the property boasts a garden with a well-maintained lawn, a comfortable patio area, and a useful shed.

This property is presented in excellent condition, ready for the new owners to add their personal touch. Viewing is highly recommended to fully appreciate the size and potential of this home. It is offered as a freehold property with a council tax classification of band C.

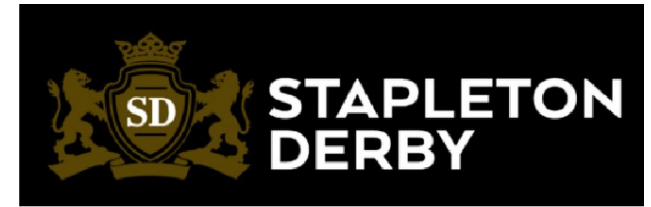








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5 Mooreway
Total Approx. Floor Area 1478 Sq.ft. (137.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



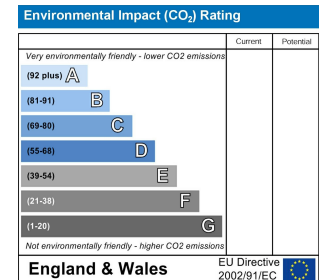
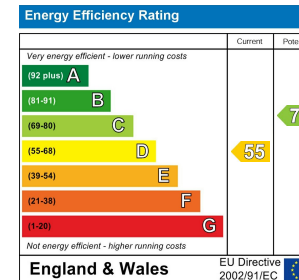
Ground Floor
Approx. Floor Area 818 Sq.Ft (76.0 Sq.M.)



First Floor
Approx. Floor Area 464 Sq.Ft (43.1 Sq.M.)



Second Floor
Approx. Floor Area 196 Sq.Ft (18.2 Sq.M.)



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.