



Mossdale Drive, Prescot, L35 4NQ
Offers Over £220,000



FAMILY HOME? - INVESTMENT?

Presented by Stapleton Derby, this expansive three-bedroom semi-detached residence, conveniently situated at the heart of Rainhill. This impressive property is located within close proximity to well-regarded schools, eateries, shops, and other amenities that Rainhill has to offer. Additionally, its favourable location provides easy access to the M62 and M57 motorways, ensuring convenient travel to both Liverpool and Manchester.

Arranged across two levels, the accommodation comprises an entrance hallway, a front lounge, a rear dining room, and a kitchen on the ground floor. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. Outside, a generously-sized detached garage and a spacious garden are located at the rear. Ample off-road parking is available at the front of the property.

FREEHOLD

NO CHAIN

Early viewing is highly recommended.









Total area: approx. 84.8 sq. metres (913.3 sq. feet)

This floor plan is for illustration purposes only.
 Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. 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.