



116 Rainhill Road, Prescot, L35 4PH

Offers Over £290,000



**\*\*\*FAMILY HOME - HUGE GARDEN\*\*\*  
**\*\*\*FREEHOLD - EXTENDED\*\*\*****

Stapleton Derby are proud to introduce this exceptional, semi-detached residence offering three/four bedrooms, thoughtfully extended to enhance your living experience. Nestled on Rainhill Road in Rainhill, this property is surrounded by a host of local amenities, creating a vibrant and well-connected community. With convenient access to major motorways, your commute to Liverpool and Manchester is a breeze, and you'll also have easy access to various local attractions.

This generously extended property boasts a welcoming porch, a hallway, a cozy living room that seamlessly flows into a dining area, an open-plan kitchen and dining space, a utility room, a ground-floor bathroom, and an additional family room that could serve as a fourth bedroom with ensuite. On the first floor, you'll discover three spacious bedrooms and a well-appointed family bathroom. Outside, the front of the property offers off-road parking for 3 vehicles and side access to the rear. At the rear, prepare to be amazed as the expansive outdoor space presents endless potential.

Early viewings are highly recommended.  
**\*\*\*FREEHOLD - EXTENDED\*\*\***









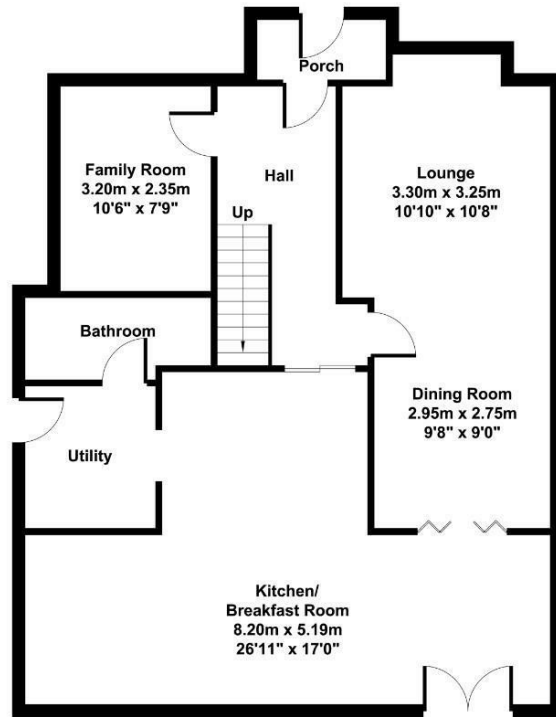
**Stapleton Derby**

497 Warrington Road Rainhill, Merseyside, L35 0LR

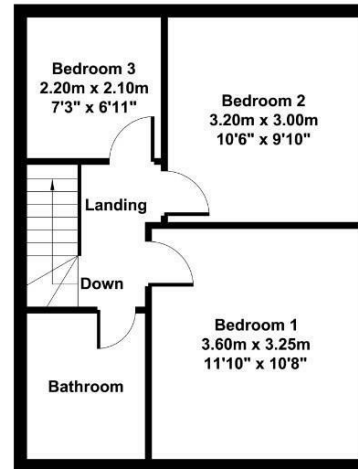
Tel: 0151 430 0717

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**Ground Floor**



**First Floor**



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		72	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

**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.