



68 Park Avenue, Prescot, L34 2QZ  
Offers In The Region Of £750,000



\*\*\*Exquisite Four-Bedroom Detached Home in Eccleston Park, Prescot\*\*\*

Nestled in the heart of Eccleston Park, this meticulously renovated four-bedroom detached house epitomizes elegance and modern comfort. From its stunning exterior to its immaculate interior, this home promises an exceptional living experience. Every corner of this residence has been carefully extended and renovated with unparalleled attention to detail. Enjoy a seamless blend of classic charm and contemporary sophistication.

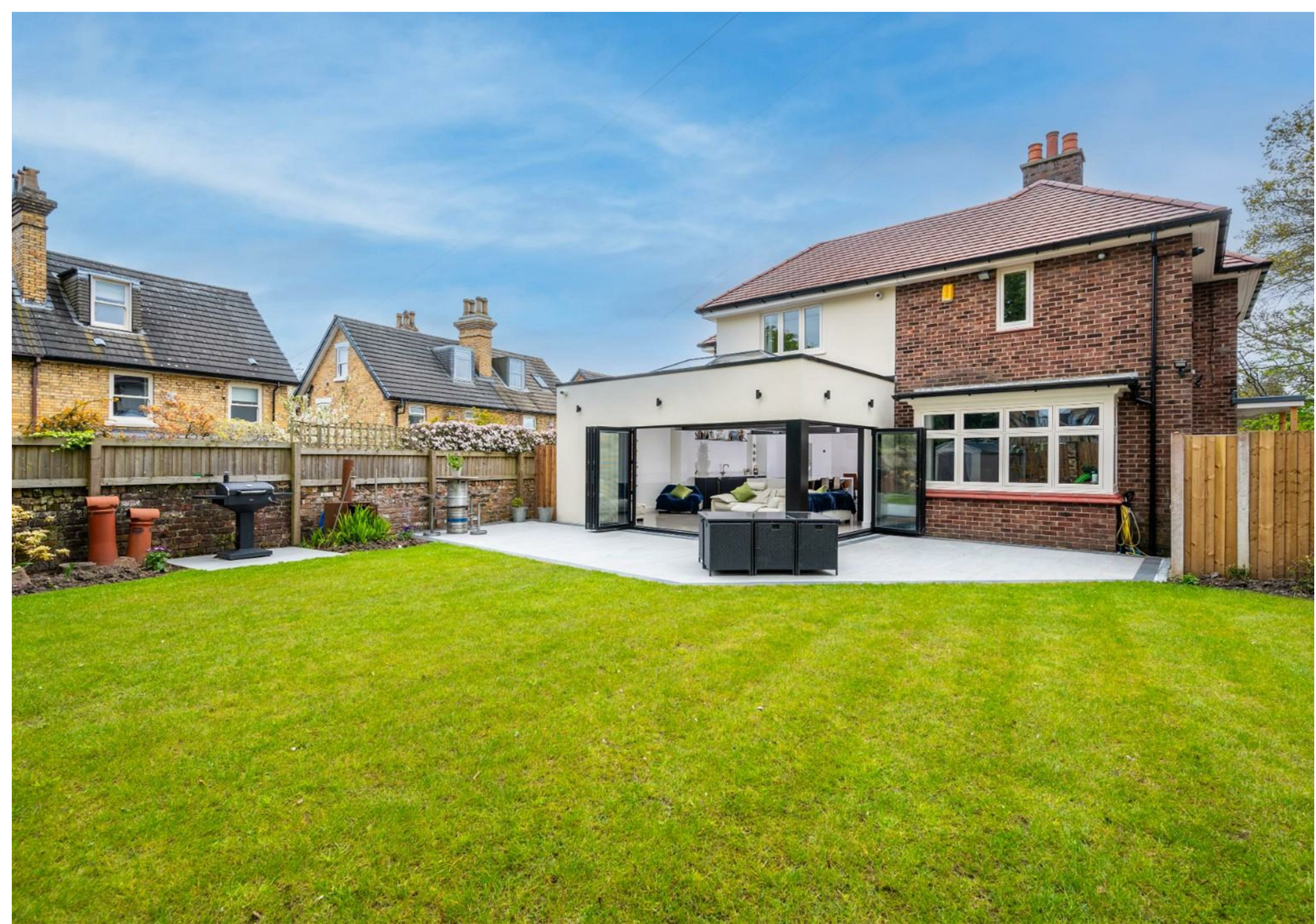
Upon entry, a welcoming and spacious central hallway sets the tone, adorned with a stunning double-sided log burner. The layout encompasses a living room, lounge, open-plan kitchen, dining area, garden room, utility space, and WC off the hallway. Upstairs, explore four generously sized double bedrooms, one boasting an ensuite, complemented by a family bathroom. Outside, off-road parking for multiple cars graces the front, while the expansive landscaped garden and detached garage adorn the side and rear of the property.

The property also benefits from: underfloor heating throughout the extension/ utility/ upstairs bathrooms & master bedroom and CCTV.

This one-of-a-kind home is a must-see to truly grasp its beauty.  
VIEWINGS BY APPOINTMENT ONLY.

Tenure: FREEHOLD  
EPC: D  
Council Tax Band: G









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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		67	78
	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.