



15 Batey Avenue, Prescot, L35 8LT

Asking Price £140,000



**STAPLETON
DERBY**

***FREEHOLD - NO CHAIN ***

Investor, Family or First-time buyers

Stapleton Derby are pleased to offer this FREEHOLD, NO CHAIN, three-bedroom, mid-terraced residence nestled in the heart of Rainhill. This property offers a convenient location with easy access to highways, railway connections, renowned schools, and local amenities.

In brief, the property comprises entrance hallway, living room and kitchen/diner. To the first floor, there are two double bedrooms and a single with family bathroom. Externally, to the front, there is off-road parking. At the rear, a fully hard landscaped garden with seating area.

A viewing is strongly recommended to fully grasp the charm and potential of this property.

VACANT, NO CHAIN, FREEHOLD, EPC D

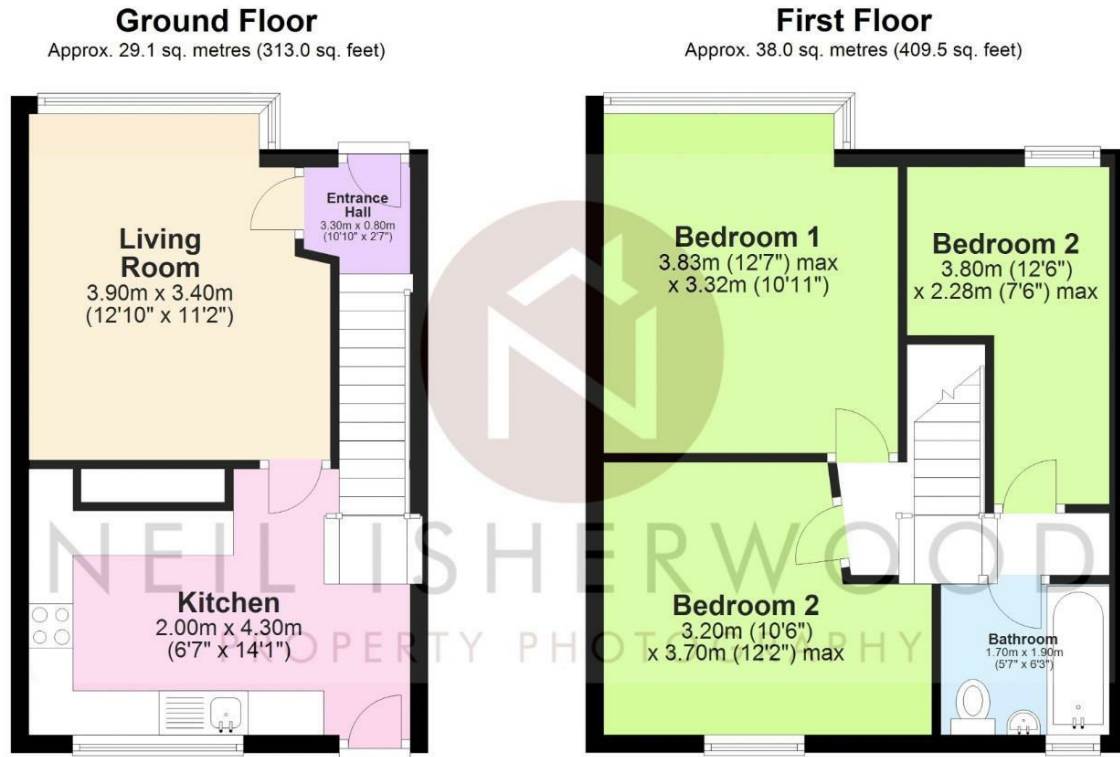
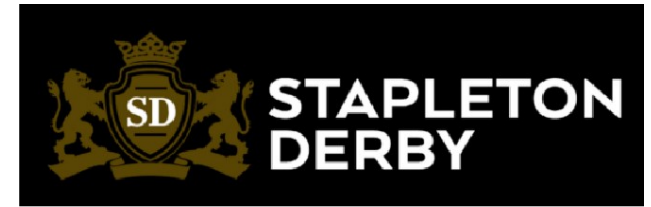








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Total area: approx. 67.1 sq. metres (722.5 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	
(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			86
(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 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.