



18 Elmswood Avenue, Prescot, L35 0PX

Asking Price £250,000



**STAPLETON  
DERBY**

**FIRST-TIME BUYER OR FAMILY HOME**

Don't Miss Out on this Fantastic Opportunity!

Stapleton Derby proudly presents this immaculate three-bedroom, semi-detached family home nestled in the sought-after Rainhill locale. Set within a vibrant community, this residence offers a spacious layout ideal for families. Its prime location provides easy access to excellent schools, various amenities and convenient proximity to motorways, facilitating quick travel to Liverpool and Manchester.

Comprising an entrance hallway, a cozy living room, and an open-plan kitchen/dining area, the property offers a welcoming atmosphere. Upstairs, three generously sized bedrooms and a family bathroom provide ample space for comfortable living. Outside, off-road parking at the front ensures peace of mind, while the rear features paving and artificial grass for a low-maintenance landscaped garden.

\*\*\*bathroom has since been upgraded with bath, photos to follow\*\*\*

This property is offered on a freehold basis and boasts an EPC rating of D (the property has been upgraded since its last inspection in 2014).

Don't miss out on this exceptional opportunity – book your viewing now!







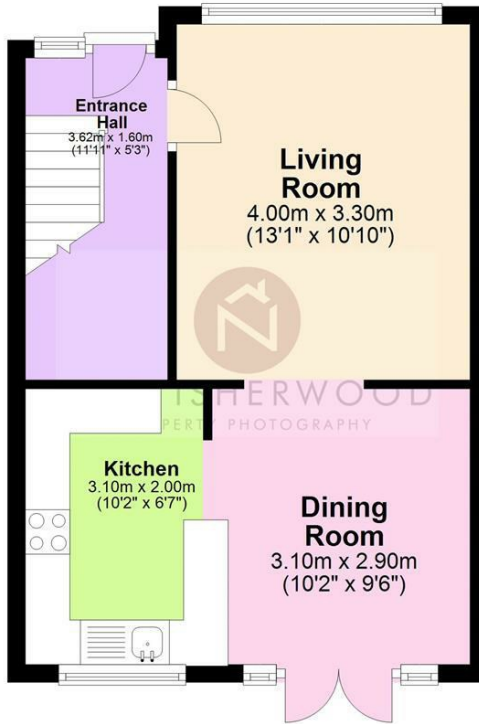


**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



**Ground Floor**

Approx. 35.4 sq. metres (380.6 sq. feet)



**First Floor**

Approx. 35.9 sq. metres (386.5 sq. feet)



**Total area: approx. 71.3 sq. metres (767.1 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>70</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.