



2 Stephenson Grove, Prescot, L35 9AA

Offers In The Region Of £370,000



**STAPLETON  
DERBY**

Stapleton Derby proudly introduces this impeccably presented four-bedroom townhouse to the market. The home has been carefully curated to offer refined living spaces, showcasing modern amenities and stylish finishes throughout. Nestled in the sought-after neighbourhood of Rainhill, it enjoys seamless access to major highways, proximity to top-rated schools, and a plethora of nearby recreational options.

Comprising a welcoming hallway, a downstairs WC, a cozy lounge, a spacious modern kitchen-diner with a vaulted ceiling, utility room, a beautiful conservatory with underfloor heating and access externally through bi-fold doors. The first floor accommodates three bedrooms and a family bathroom. Finally, the master suite, located on the second floor, showcases generous Velux windows, complete with built-in wardrobes and an attached en suite. Outside, a sizable rear garden with side entry and a front-facing garage completes the property's offerings.

The property also comes with the additional benefit of, recently upgraded boiler, CCTV for added security and solar energy - approx details, 5.2Kw Solar Array, 13.5 Kw battery storage capacity, 15p per Kwh payback, TBC.

We highly recommend arranging a viewing to fully grasp the magnificence of this property.

Freehold, EPC - B

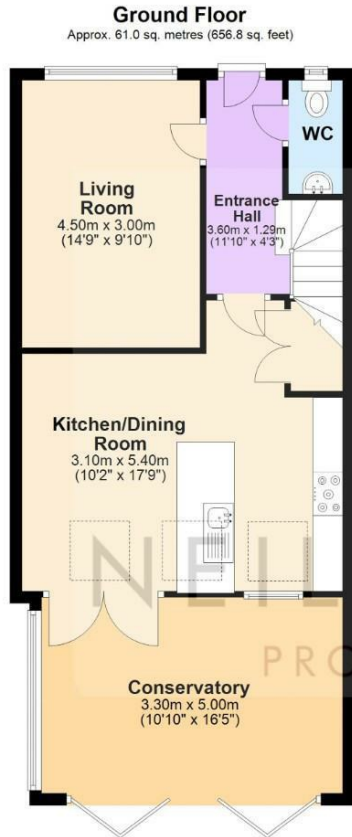








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Total area: approx. 127.2 sq. metres (1369.5 sq. feet)

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			94
(81-91) B		84	
(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 <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.