



12 Marley Close, Prescot, L35 6PX

Offers Over £210,000



**STAPLETON  
DERBY**



\*\*\* FAMILY HOME - FIRST-TIME BUYER - INVESTOR \*\*\*

This residence is ideally situated near highly sought-after schools, shops, and various amenities, with convenient access to the M62 motorways connecting to Liverpool and Manchester. This three-bedroom semi-detached home offers an abundance of space (please refer to the floorplan).

Comprising a welcoming hallway, a spacious thru lounge, dining room, kitchen and conservatory arrangement. On the first floor, you'll find three bedrooms and a family bathroom. Outside, a driveway provides off-road parking at the front, while the rear of the property boasts a garden with lawn and a comfortable patio area.

This property is presented in excellent condition, ready for the new owners to add their personal touch. Viewing is highly recommended to fully appreciate the size and potential of this home. It is offered as a freehold property with a council tax classification of band B and EPC C.









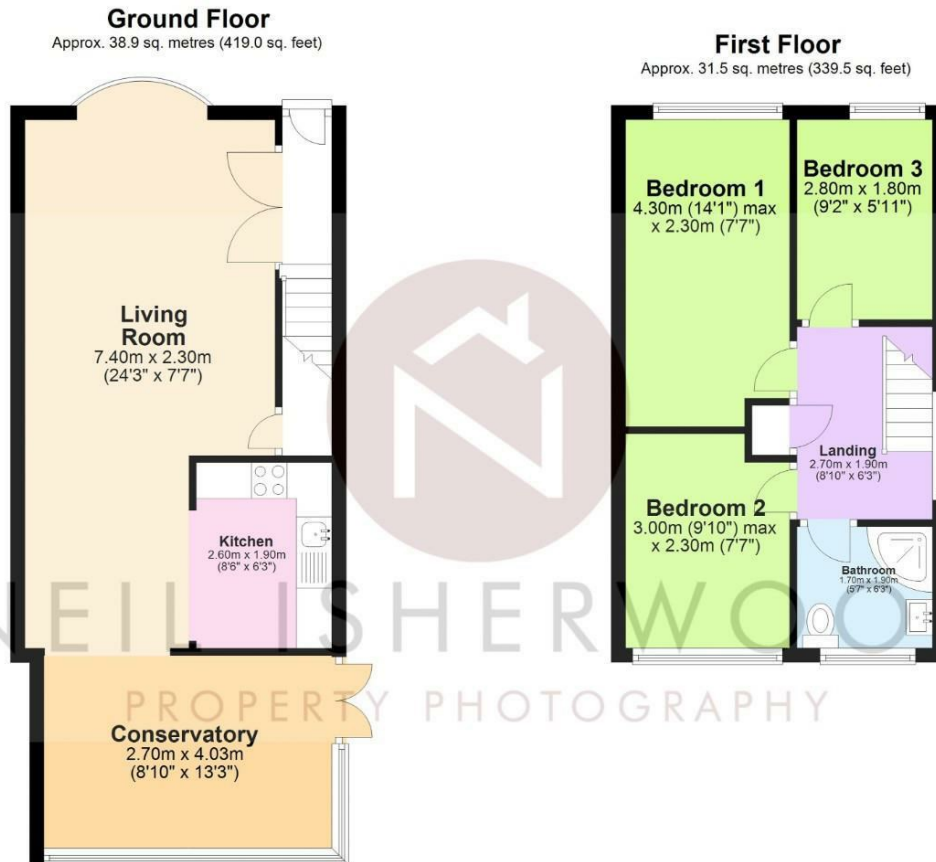






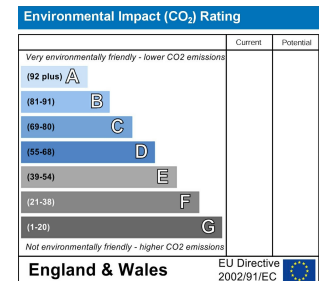
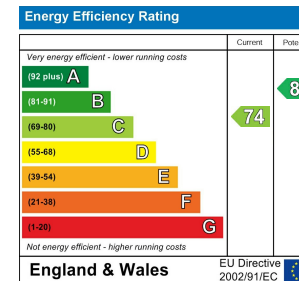


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**Total area: approx. 70.5 sq. metres (758.5 sq. feet)**

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.



**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.