



4 Sandon Close, Prescot, L35 8ND

Offers Over £165,000



**STAPLETON
DERBY**

Attention Investors, First-Time Buyers, and Those Seeking a Family Home or Downsizing Opportunity

Discover this inviting two-bedroom, semi-detached residence situated in Sandon Close, presented by Stapleton Derby. Located in the heart of Rainhill, it offers convenient access to local amenities including schools, shops, railway links, and motorways, making it an ideal choice for discerning buyers.

This property features an entrance hallway with a downstairs bathroom, a spacious living room, dining area, and kitchen. Upstairs, two generously sized double bedrooms and a family bathroom await. Outside, enjoy off-road parking for added convenience and a sizable rear garden perfect for relaxation and recreation.

Leasehold property with a maintenance charge of approximately £13 per month.

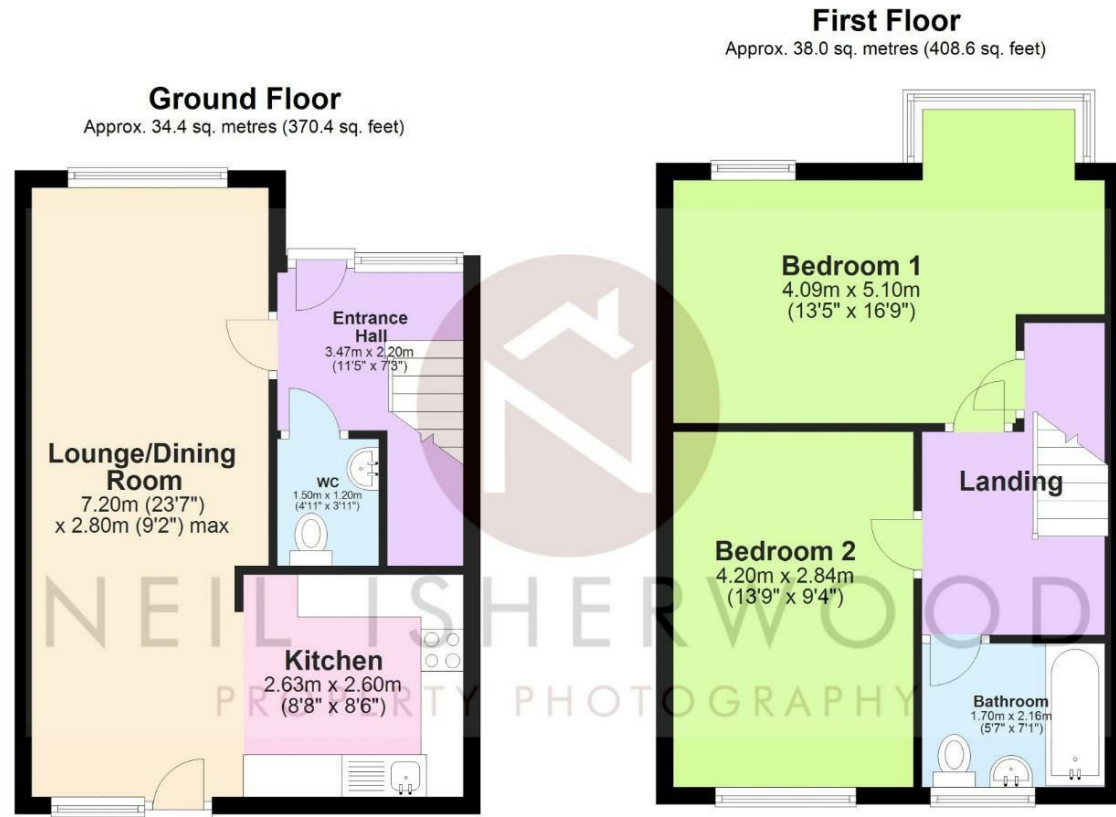








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Total area: approx. 72.4 sq. metres (778.9 sq. feet)

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			91
(81-91) B		80	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.