



49 Middleton Drive, Prescot, L35 7AD

Offers Over £280,000



**STAPLETON
DERBY**

Contemporary Family Residence

Stapleton Derby proudly presents this contemporary three-bedroom detached family home in the heart of Prescot, Liverpool 35. Situated just a mile east of Prescot Town Center and close to the town's railway stations, this property boasts a plethora of local amenities within reach, fostering a vibrant community spirit. Its strategic location offers easy access to motorways, facilitating effortless commuting to Liverpool and Manchester.

The property features an entrance hallway, downstairs WC and cloakroom, a spacious living room, a modern kitchen/dining area, and a utility room. On the first floor, there are three bedrooms, one with an en suite, and a family bathroom. Positioned on a corner plot, the property offers off-road parking for added security and peace of mind. The well-landscaped garden with a patio area at the side and rear enhances outdoor living.

Schedule a viewing today to fully immerse yourself in the allure of this exquisite property.

FREEHOLD
EPC - B







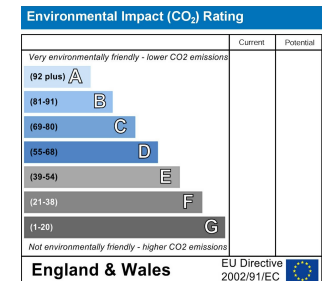
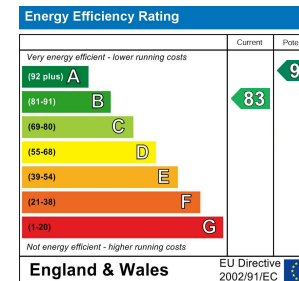


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Total area: approx. 87.8 sq. metres (945.6 sq. feet)

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.