



41 Old Lane, Prescot, L34 2RF

Offers Over £215,000



**STAPLETON
DERBY**

First-Time Buyers, Family Home or Investment Opportunity

Stapleton Derby welcomes to the market this delightful two-bedroom semi-detached property situated in the highly sought-after area of Eccleston Park. Ideal for first-time buyers, small families, or investors.

The ground floor features a welcoming entrance hallway, leading to a spacious living room and dining area, extended kitchen area with integrated appliances and additional seating/dining area. Upstairs, you will find two generously sized bedrooms and a family bathroom.

Externally, the property boasts a large garden to the rear, perfect for outdoor entertaining, gardening, or simply relaxing in the sun. Whilst to the front, there is a small garden with the benefit of land to the side which could be utilized for off-road parking for convenience, ensuring your vehicle is safely accommodated.

Viewings are highly recommended to fully appreciate the potential and unique character of this property. Contact us today to arrange a viewing.



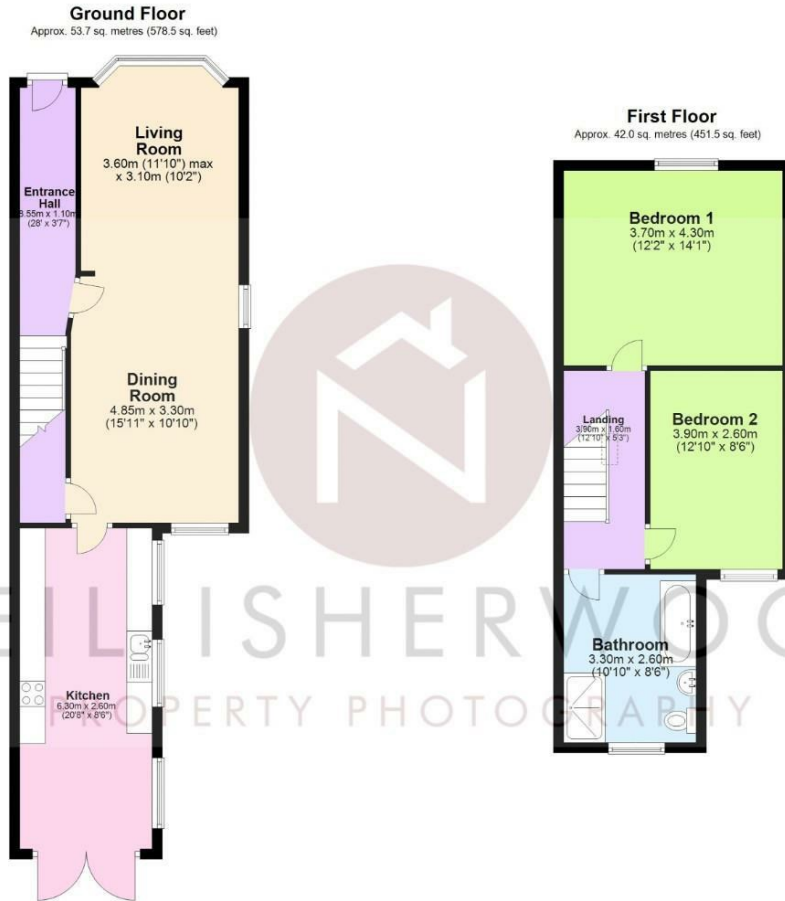




FOR SALE
STAPLETON
DERBY
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STAPLETON DERBY



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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	81
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.