



3 Ritherup Lane, Prescot, L35 4NZ

Offers Over £200,000



**STAPLETON  
DERBY**



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

Stapleton Derby are pleased to present this extended, three-bedroom, mid-terraced residence in Ritherup Lane, off Rainhill Road. Located just a short walk from Rainhill Village, this property offers a convenient setting amidst a vibrant local community, with an array of amenities nearby. Benefiting from excellent transport links via railway and motorways, commuting to Liverpool and Manchester is effortless, while local attractions remain easily accessible.

The property is beautifully spacious and has been fully renovated and upgraded. It features a porch, entrance hallway, living room, and an open-plan kitchen and dining area with access to the rear via double doors. On the first floor, you'll find three spacious bedrooms and a family bathroom. At the front, there's convenient off-road parking, providing peace of mind. At the rear, a fantastic garden with a decking area awaits.

Early viewings are highly recommended for this property.

FREEHOLD









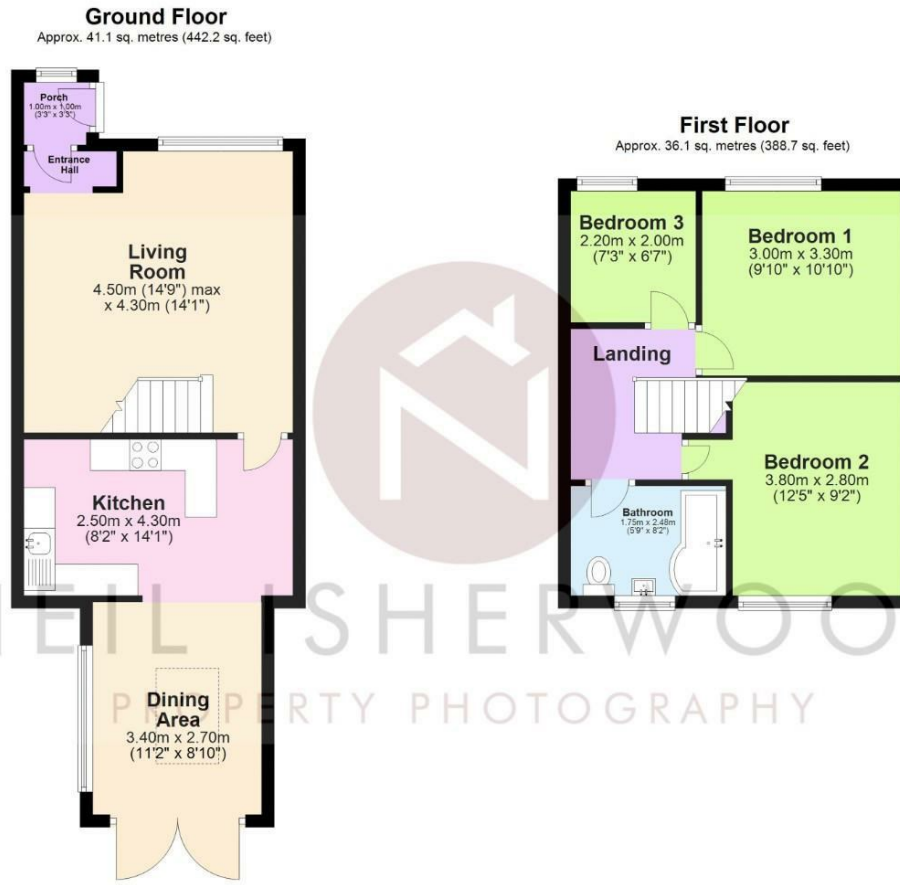






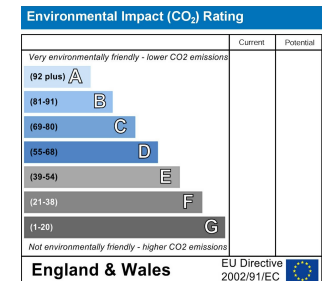
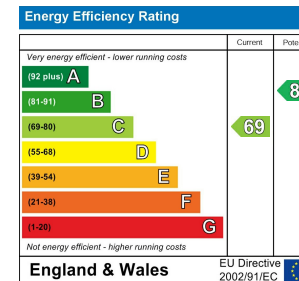


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Total area: approx. 77.2 sq. metres (830.9 sq. feet)

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.



**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.