



35 The Meadows, Prescot, L35 0PQ

Asking Price £495,950



**STAPLETON  
DERBY**

\*\*\*RAINHILL BUNGALOW, THE MEADOWS\*\*\*

Stapleton Derby are delighted to bring to the market this beautiful detached bungalow, located on the sought after The Meadows. Nestled within the heart of Rainhill Village, this property enjoys a prime location renowned for its picturesque surroundings and peaceful ambiance. The allure of this sought-after neighborhood (The Meadows) is further enhanced by its convenient access to a wealth of amenities, including schools, Rainhill Village, and excellent transport links.

The property comprises entrance hallway, kitchen, dining room, WC, bathroom, living room, conservatory and three double bedrooms. To the front, there is off-road parking for multiple cars whilst to the rear, there is a wonderful mature garden.

FREEHOLD, NO CHAIN - Early viewing is highly recommended.

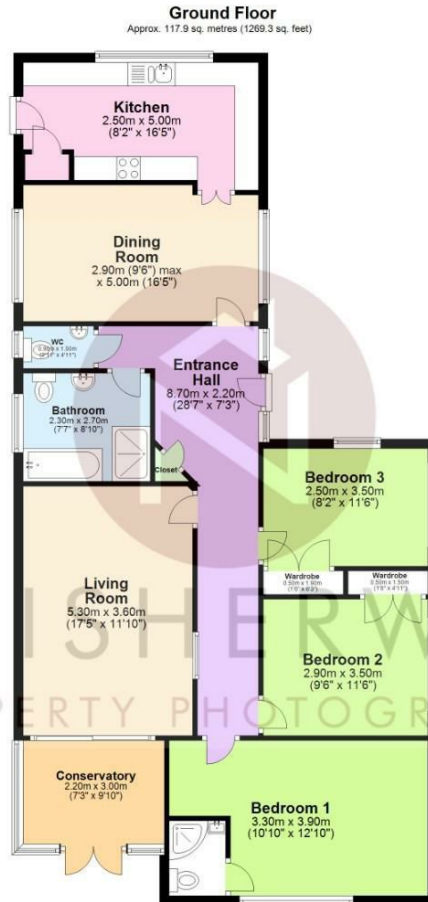








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Total area: approx. 117.9 sq. metres (1269.3 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.