



High Lea Mill Lane, Prescot, L35 6NH

£525,000



**STAPLETON  
DERBY**

Sitting in an elevated position in one of Rainhill's most prestigious locations, this fantastic spacious three bedroom detached bungalow is very well presented throughout with quality fixtures and fittings plus the benefit of large gardens to both front and rear. Within walking distance to excellent local schools, Tower College, Rainhill Village and with excellent transport links. An early viewing of this substantial property is required to appreciate the accommodation on offer. Briefly comprising; large entrance hall with Bamboo real wood flooring, lounge with double doors to the conservatory, three double bedrooms, (en suite shower room to the master), family bathroom with modern suite, fantastic spacious dining kitchen with integrated appliances including dishwasher, breakfast bar and corner pantry unit, high gloss floor tiles, family area with french doors to the garden, useful Utility area with cupboard with housing for washing machine, dryer and shelving.

The loft is part boarded.

Externally beautiful large front and rear gardens, patio area, shed, parking for several vehicles and detached garage.

We are informed by the sellers the property was fully re-wired last year.

Freehold.

Council tax band E.







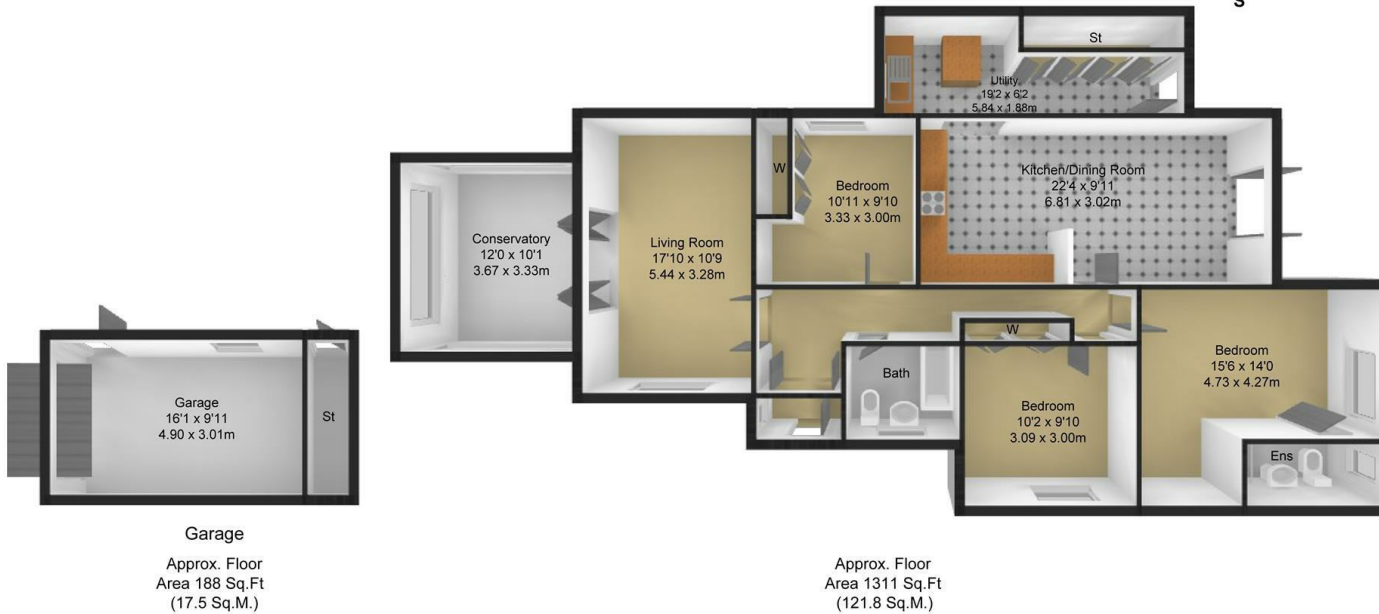
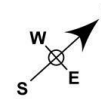


**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



**Mill Lane, Rainhill**  
**Total Approx. Floor Area 1499 Sq.ft. (139.3 Sq.M.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.