



122 Dragon Lane, Prescot, L35 2UH

Asking Price £250,000



**STAPLETON
DERBY**

Charming Family Home with Freehold Title

Stapleton Derby is delighted to present this extended semi-detached, three-bedroom property situated on Dragon Lane, Whiston. Located close to an array of local conveniences and schools within a well-established community, this home offers convenient access to the motorway and local transport links, ensuring easy connectivity.

The extended property features an entrance hallway, living room, games room/additional lounge, dining area, kitchen, and downstairs bathroom. On the first floor, there are three well-proportioned bedrooms, with the master bedroom benefiting from a walk-in wardrobe and a family bathroom. The extended side of the property offers the potential to be reconfigured into two smaller bedrooms, converting the home into a four-bedroom property. Externally, the front provides off-road parking for added peace of mind and security, while the rear includes a patio, garden, and outbuilding.

Schedule a viewing today to fully appreciate this property - FREEHOLD









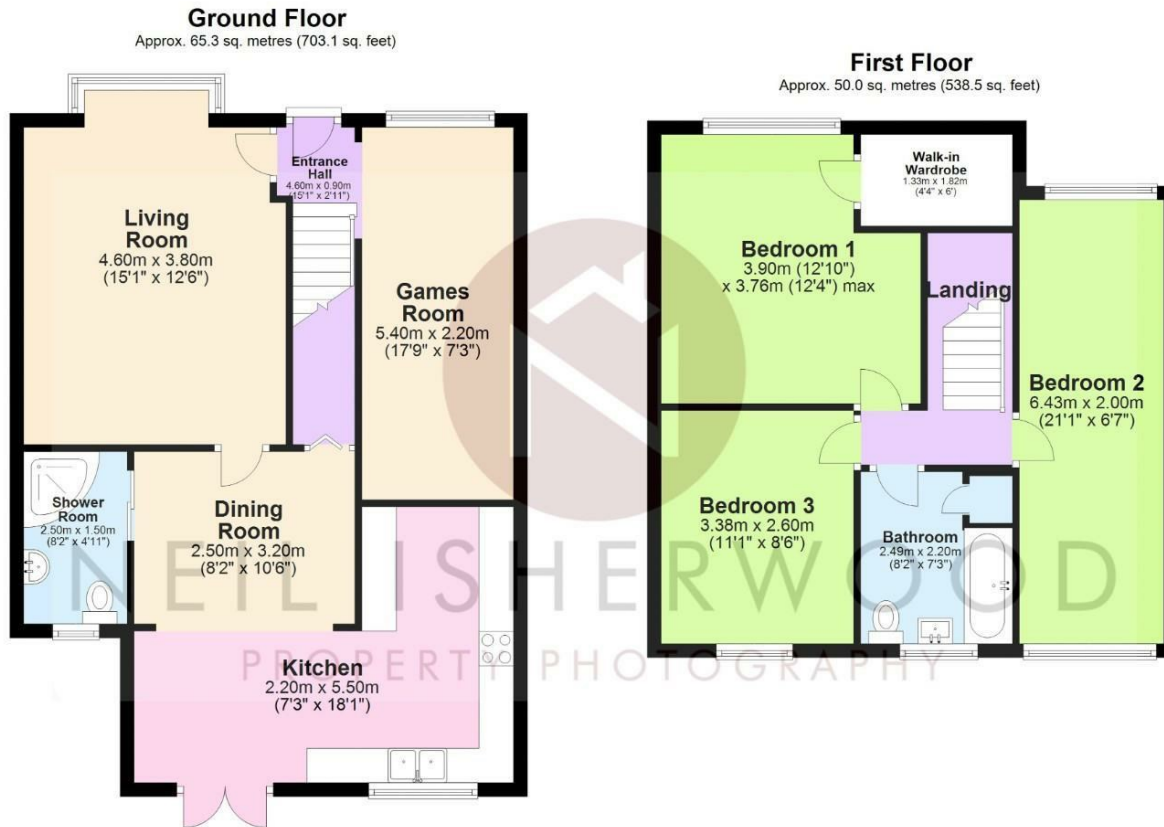
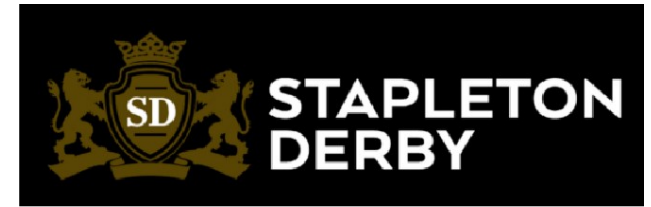
Stapleton Derby

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Total area: approx. 115.4 sq. metres (1241.6 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.

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	54	71

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.