



6 Braithwaite Close, Prescot, L35 4QR

Asking Price £175,000



**STAPLETON  
DERBY**

Stapleton Derby are pleased to bring this beautifully presented, three-bedroom, mid-terraced property to the market. This property is within walking distance of a variety of shops, restaurants, and local amenities. Additionally, it boasts proximity to the train station and motorway networks, facilitating convenient travel to both Liverpool and Manchester.

The property boasts a welcoming entrance hallway leading to a spacious living room, a convenient downstairs WC, and a modern kitchen/dining area equipped with integrated appliances. Adjacent is a practical utility room. Upstairs, you will find three generously sized bedrooms, a stylish family bathroom, and a double wardrobe situated on the landing. The master bedroom features fitted wardrobes, and access to the boarded loft is provided by a loft ladder.

We highly recommend booking a viewing to truly appreciate all that it has to offer. Viewings are exclusively available through our Rainhill office.  
FREEHOLD - EPC C









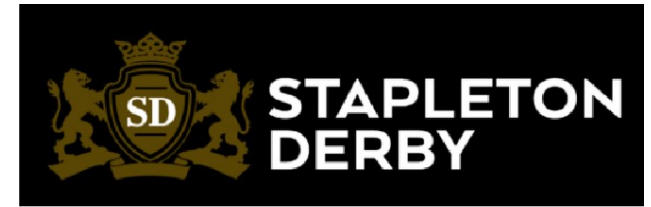
**Stapleton Derby**

497 Warrington Road Rainhill, Merseyside, L35 0LR

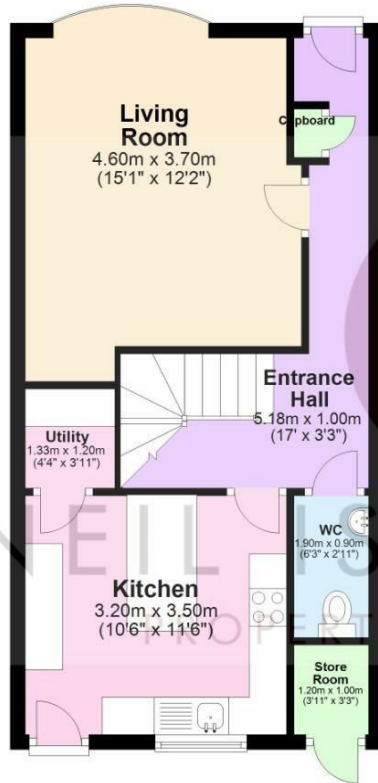
Tel: 0151 430 0717

office@stapletonderby.co.uk

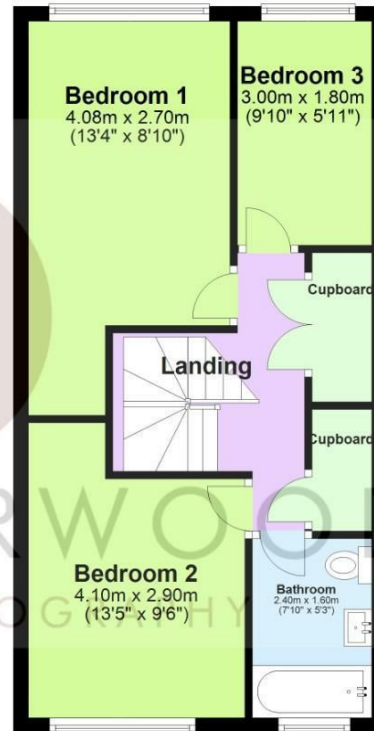
www.stapletonderby.co.uk



**Ground Floor**  
Approx. 43.0 sq. metres (462.6 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 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	87

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.