



35 Mossdale Drive, Prescot, L35 4NF

Offers Over £250,000



**STAPLETON  
DERBY**

**\*\*\*FAMILY HOME - FIRST-TIME BUYER, INVESTMENT\*\*\***

Stapleton Derby are pleased to bring to the market this well presented, extended, three-bedroom, semi-detached residence, conveniently situated at the heart of Rainhill. This impressive property is located within close proximity to local amenities and close proximity to motorways to ensure convenient travel to both Liverpool and Manchester.

The property comprises, porch, entrance hallway, a front lounge, a rear dining room, and a well appointed extended kitchen to the ground floor. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. To the front, there is off-road parking and garage. At the rear, there is a spacious garden with patio area.

FREEHOLD - Early viewing is highly recommended.





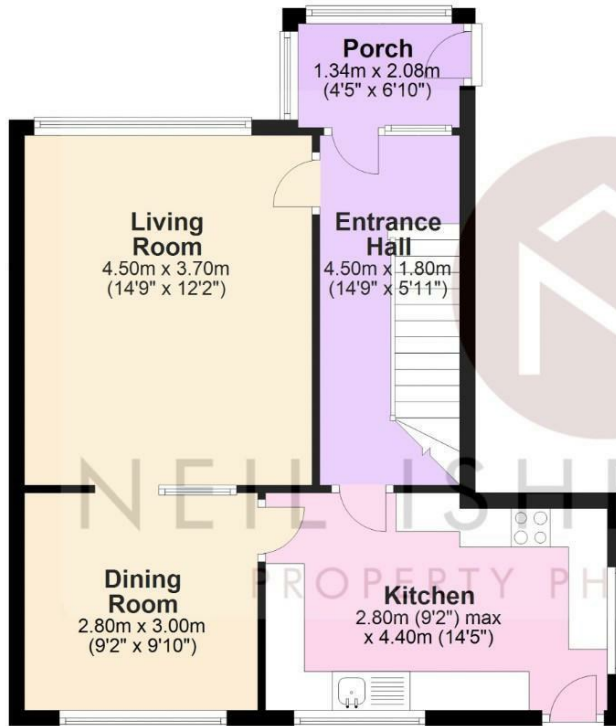




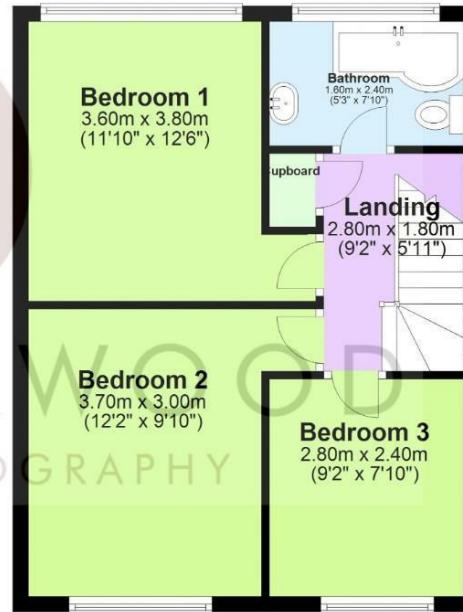
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**Ground Floor**  
 Approx. 49.4 sq. metres (531.4 sq. feet)



**First Floor**  
 Approx. 41.9 sq. metres (451.2 sq. feet)



**Total area: approx. 91.3 sq. metres (982.6 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) <b>A</b>			<b>81</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>		<b>60</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>81</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 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.