



174 Rainhill Road, Prescot, L35 4PL

Asking Price £260,000



**STAPLETON
DERBY**

*****SPACIOUS FAMILY HOME WITH FREEHOLD TITLE*****

We are delighted to introduce this beautiful three-bedroom semi-detached residence on Rainhill Road to the market. Situated just a short stroll from Rainhill Village, this property enjoys a convenient location surrounded by a wealth of local amenities, fostering a thriving and well-connected community. With easy access to major motorways, your daily commute to Liverpool and Manchester becomes effortless, and you'll also be within reach of numerous local attractions.

The property comprises porch, a spacious open hallway, living room, dining room and kitchen. To the first floor, there are three good size bedrooms and a family bathroom. The front of the property provides off-road parking and side access to the rear. At the back, there is a well maintained and landscaped garden and garden room.

We strongly recommend early viewings for this property.
Freehold title and no ongoing chain, making it an attractive prospect.









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Total area: approx. 98.5 sq. metres (1060.0 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 |
| 70 | 83 |

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| A | A |

Very environmentally friendly - lower CO₂ 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.