



11 Toftwood Avenue, Prescot, L35 0PU

Offers Over £260,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents this modern three-bedroom semi-detached property, situated in the highly sought-after Rainhill area. Boasting a freehold status, this residence offers convenient access to schools and various amenities within Rainhill. Its advantageous location ensures effortless commutes to Liverpool and Manchester via the nearby M62 and M57 motorways.

Comprising porch, entrance hallway, lounge and open plan kitchen/dining area. Upstairs, three generously sized bedrooms and a family bathroom await. Outside, off-road parking provides security and peace of mind whilst to the rear, a generous garden, patio area and even your own outbuilding, setup for entertaining guests.

Don't miss the opportunity to explore all that this property has to offer - schedule a viewing today!

FREEHOLD

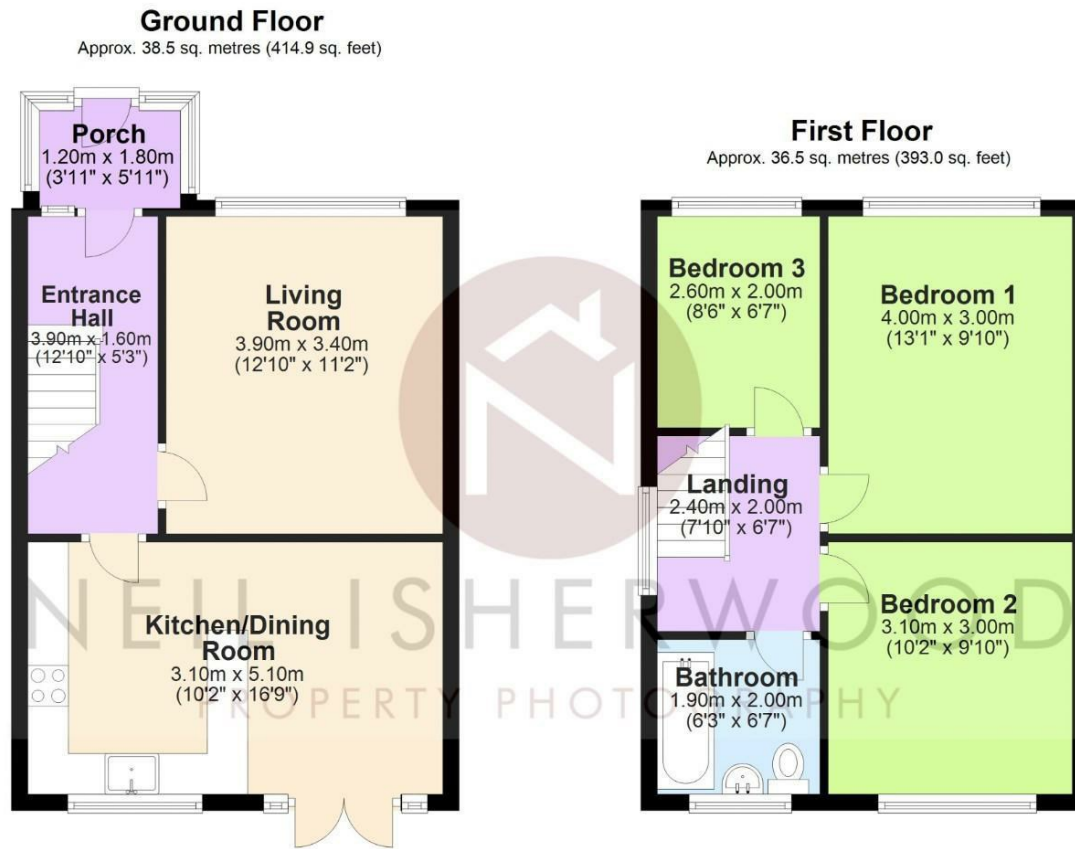






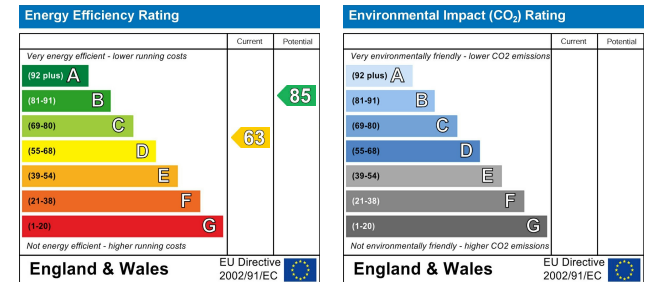


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Total area: approx. 75.1 sq. metres (807.9 sq. feet)

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.



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.