



190 Two Butt Lane, Prescott, L35 8PU

Asking Price £205,000



**STAPLETON  
DERBY**

## Spacious Three-Bedroom Family Home

Stapleton Derby is thrilled to offer this charming three-bedroom semi-detached home, perfectly situated in the heart of Rainhill. With easy access to local amenities and excellent motorway connections, this property is a must-see for any prospective buyer.

The home boasts a large, inviting porch, an entrance hallway, a cozy living room, a rear lounge, and a well-equipped kitchen. Upstairs, there are three comfortable bedrooms and a family bathroom.

Outside, the property features off-road parking, a secure side carport, and a generously sized rear garden with a patio area and detached garage, ideal for outdoor living.

Don't miss out on this spacious property—book your viewing today! FREEHOLD









**Stapleton Derby**  
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**Ground Floor**  
 Approx. 39.4 sq. metres (424.0 sq. feet)

**First Floor**  
 Approx. 32.3 sq. metres (347.3 sq. feet)

**Total area: approx. 71.7 sq. metres (771.2 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			88
(81-91) B			
(69-80) C		69	
(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	

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.