



89 Sinclair Avenue, Prescot, L35 7LL

Asking Price £235,000



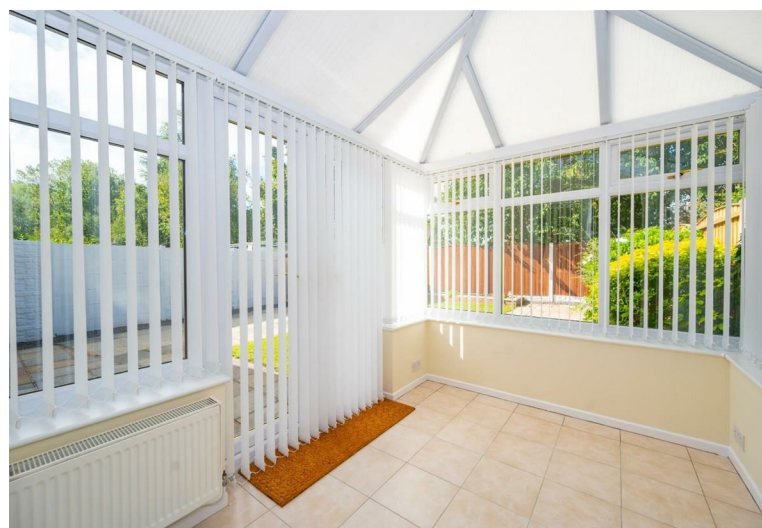
**STAPLETON
DERBY**

Ideal for First-Time Buyers, Investors, or Families

Stapleton Derby proudly presents this exceptional three-bedroom semi-detached property located in Prescot, Liverpool. Situated amidst a plethora of local amenities, this residence boasts a prime location within a vibrant and well-connected community. Convenient access to major motorways ensures effortless commuting to Liverpool and Manchester, while various local attractions are easily accessible.

Comprising an entrance hallway, spacious living room, dining area, and a well-equipped kitchen, conservatory, utility and attached garage. Upstairs, three generously sized bedrooms and a family bathroom await. Outside, the property features off-road parking and side garage. At the rear, a sizable rear garden with a patio area.

Early viewing is highly recommended for this property. Freehold title, with an EPC D

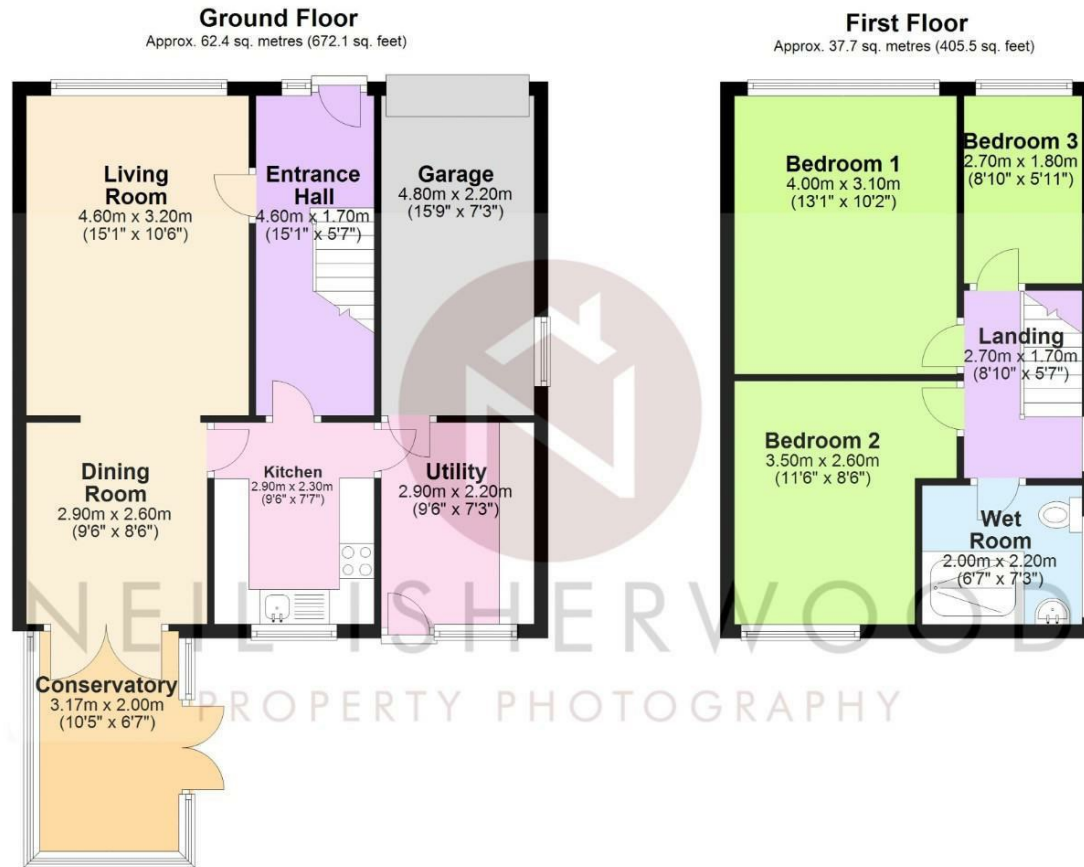






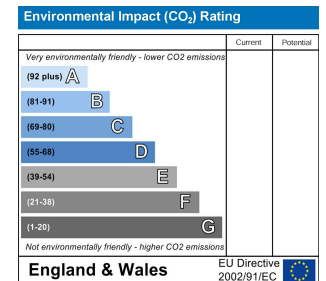
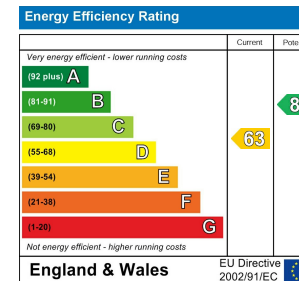


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Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

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.



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.