



38 Blundell Road, Prescot, L35 7NH

Asking Price £325,000



**STAPLETON  
DERBY**

## BEAUTIFUL, EXTENDED FAMILY HOME

Stapleton Derby is pleased to present this four-bedroom, beautifully extended townhouse located in Whiston, Prescot, close to a multitude of amenities. The property features an entrance hallway, kitchen, downstairs WC, and a wonderful open plan lounge, dining, and family room. On the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The second floor boasts a fabulous master bedroom, offering ultimate privacy, with a walk-in wardrobe and a sleek bathroom, creating a personal sanctuary within the home.

Nestled at the end of a cul-de-sac, this property offers its own private area with dedicated parking for two cars, ensuring security and peace of mind. To the rear, there is a large garden with a decking area, perfect for relaxing or entertaining.

The property is offered as FREEHOLD with an EPC rating of B.









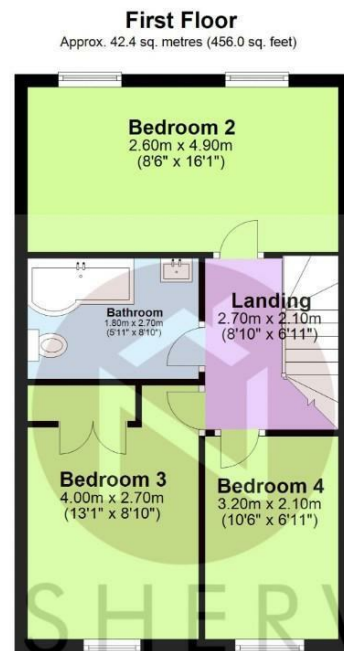
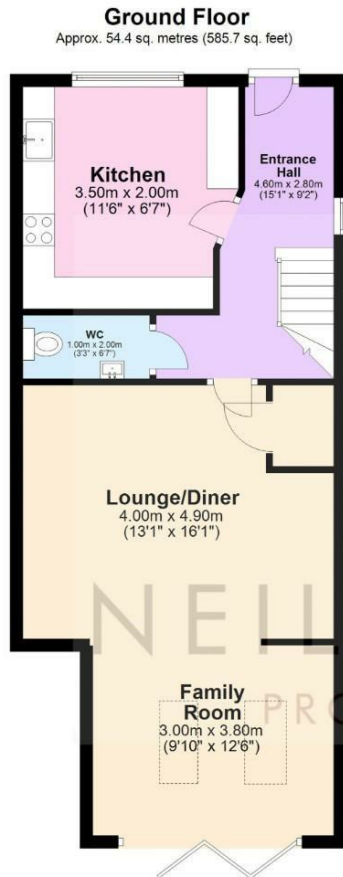
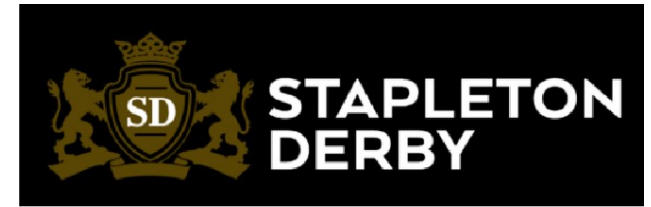
**Stapleton Derby**

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NEIL ISHERWOOD  
PROPERTY PHOTOGRAPHY

Total area: approx. 129.4 sq. metres (1393.3 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>			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	88

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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.