



140 Sugar Lane, Prescot, L34 0ES

Offers In The Region Of £395,995



**STAPLETON
DERBY**

Stapleton Derby is delighted to present this spacious 4-bedroom detached residence, located in the heart of the historic Knowsley Village.

The property features an entrance hallway, cloakroom, downstairs bathroom, a large living room, sitting room, and an additional lounge with versatile potential. There's also a kitchen and dining room. Upstairs, you'll find four double bedrooms and a family bathroom. The front of the home offers off-road parking for added security, while the rear boasts a beautiful enclosed garden with an artificial lawn, patio areas, and side access.

Nestled in the prestigious Knowsley Village, this home offers the charm of a historically rich, picturesque neighborhood, surrounded by peaceful countryside views. Despite its tranquil setting, the property benefits from excellent transport links and local amenities, blending rural serenity with modern convenience.

This freehold property is a must-see, and we highly recommend early viewings to fully appreciate its unique appeal.

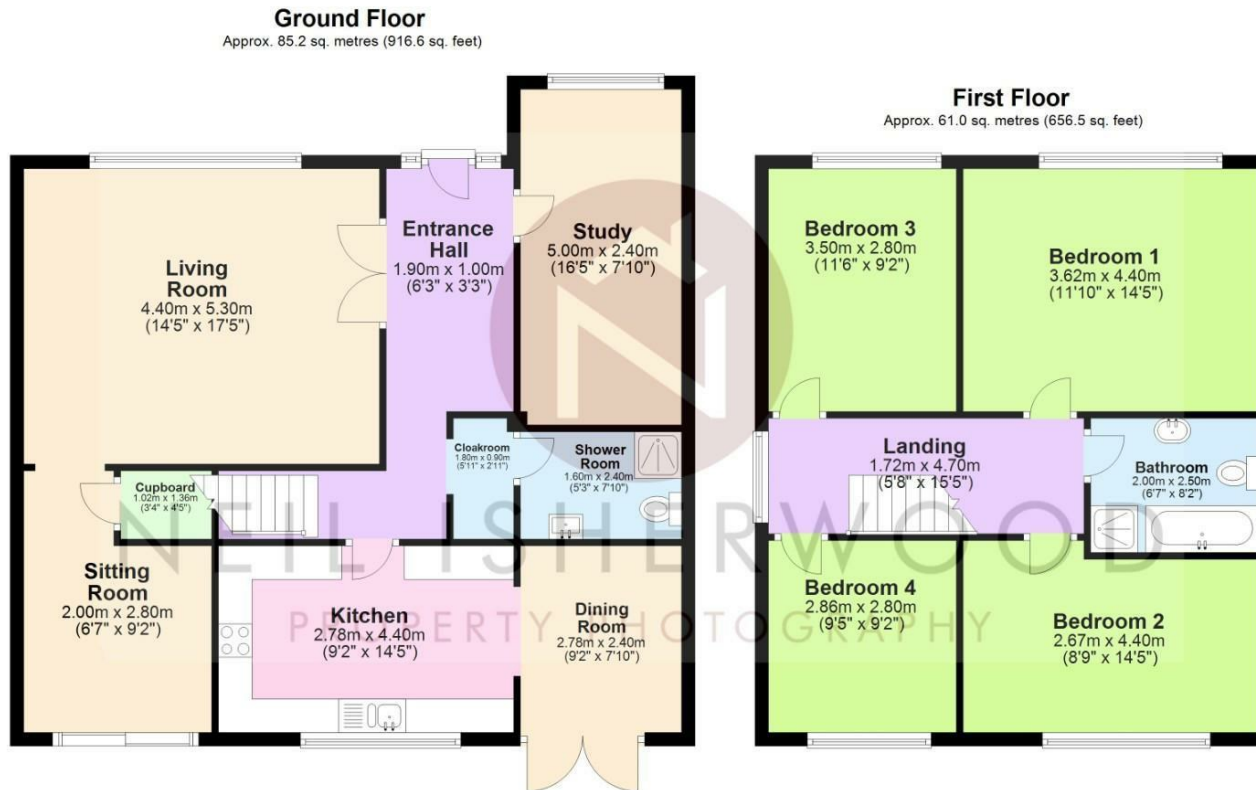








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Total area: approx. 146.1 sq. metres (1573.1 sq. feet)

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		
(81-91)	B		
(69-80)	C		
(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	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.