



4 Marian Drive, Prescot, L35 0NB

Asking Price £375,000



**STAPLETON
DERBY**

Situated in the sought-after area of Rainhill, this well-presented 2-3 bedroom semi-detached bungalow offers versatile living space, making it an ideal home for a range of buyers. The property features a porch, hallway, spacious living room, kitchen, and dining area. There are two double bedrooms, including a master with ensuite, as well as a family bathroom. Additionally, a separate lounge provides the flexibility to be used as a third bedroom if needed.

To the front of the property, there is off-road parking and side access leading to a detached garage. At the rear, you will find a generously sized garden, perfect for outdoor relaxation and entertaining.

This charming bungalow in Rainhill is a rare find and an opportunity not to be missed.

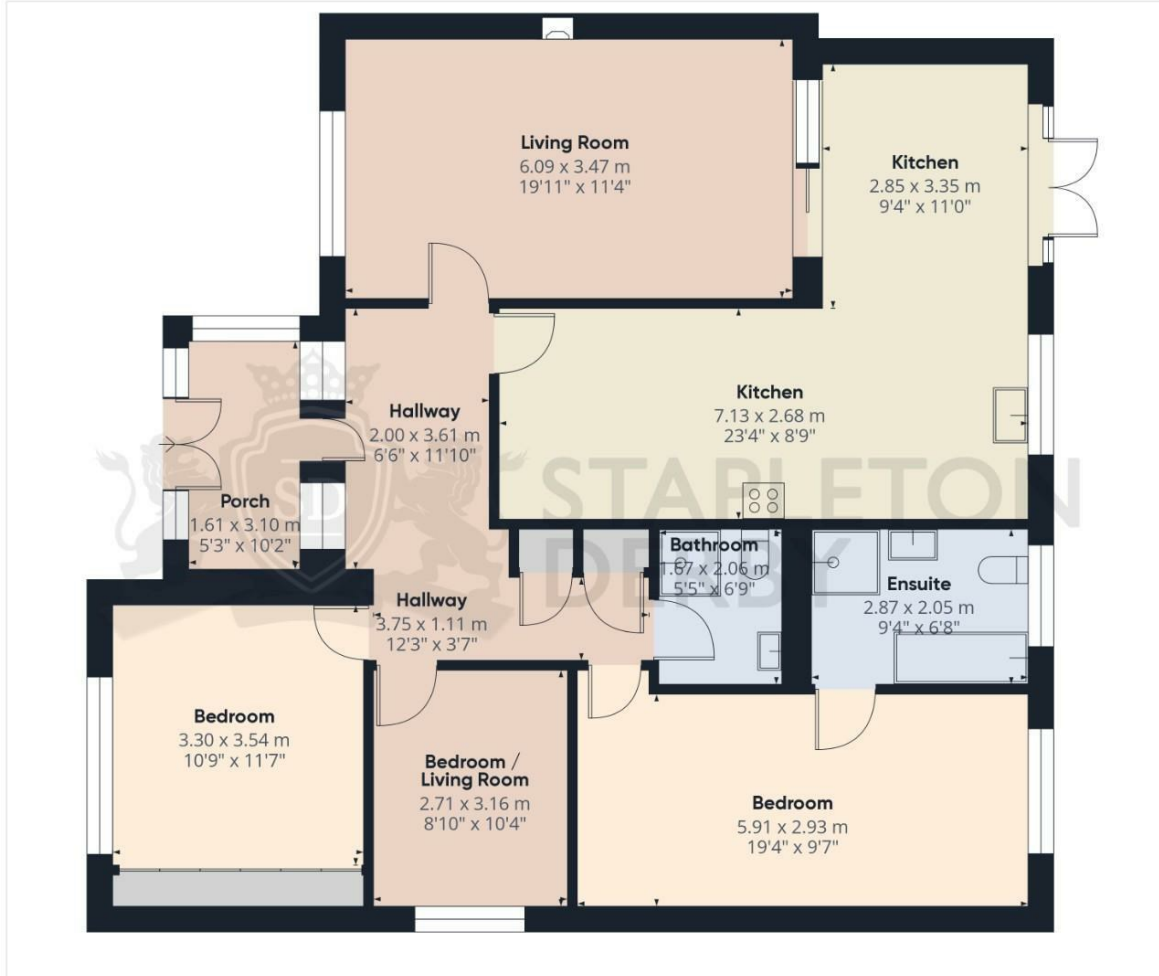








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



Approximate total area⁽¹⁾
 118.23 m²
 1272.6 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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		

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.