



4 Ellon Avenue, Prescott, L35 0NZ

Asking Price £250,000



**STAPLETON
DERBY**

Stapleton Derby is excited to present this beautiful three-bedroom semi-detached home, perfectly located in the heart of Rainhill, St Helens. With easy access to motorways, excellent schools, and the lively local village, this home is ideal for modern family living.

Step inside to find a welcoming porch, a spacious hallway, a cozy living room, and a bright dining room. The extended kitchen provides plenty of space for cooking and family time, while the attached garage adds extra storage and convenience. Upstairs, there are three good-sized bedrooms, a separate bathroom, and a toilet.

Outside, the front of the property features off-road parking and garage access. The real highlight, however, is the truly unique, expansive south-facing garden. This large and private outdoor space offers endless potential—whether you want to relax in the sun, entertain guests, or create a dream extension. It's a rare find and a standout feature that makes this home truly special.

This property is FREEHOLD and CHAIN-FREE, making it ready for you to move in and make it your own. Don't miss out—contact us today to arrange a viewing!

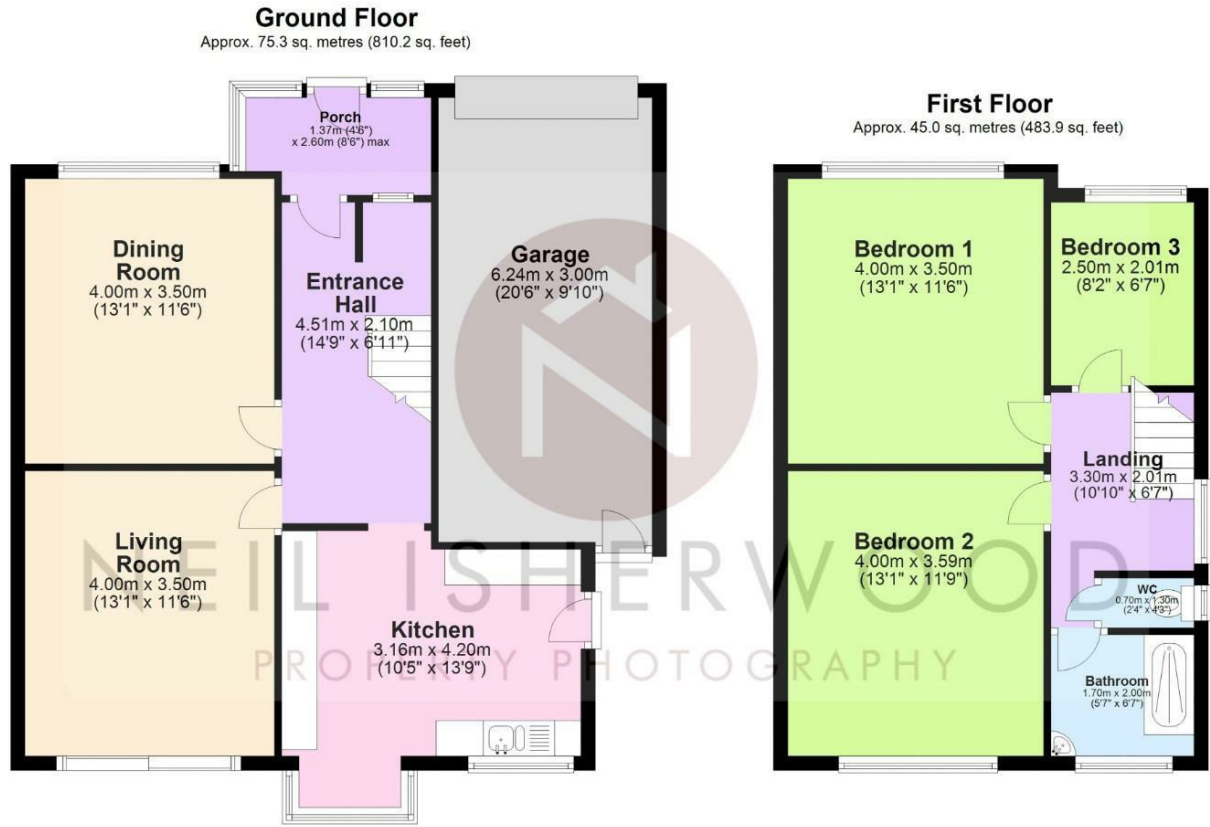








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



Total area: approx. 120.2 sq. metres (1294.1 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		70	82
	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.