



**STAPLETON
DERBY**



10 Manor Avenue, Prescot, L35 0QP
Offers In The Region Of £350,000



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NEW PRICE - NO CHAIN*

Stapleton Derby is delighted to present this expansive four-bedroom detached residence, conveniently situated at the heart of Rainhill. This impressive property is located within close proximity to well-regarded schools, eateries, shops, and other amenities that Rainhill has to offer. Additionally, its favourable location provides easy access to the M62 and M57 motorways, ensuring convenient travel to both Liverpool and Manchester.

Comprising, entrance hall, downstairs w/c, two reception rooms, a spacious kitchen/dining area, a rear lounge, and a conservatory, this property offers a well-designed layout. The first floor accommodates three generous double bedrooms, a sizable single room, and a family bathroom. Externally, the residence features a paved patio area and a rear lawn, while the front offers off-road parking and a lawn.

We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

Floor Plan



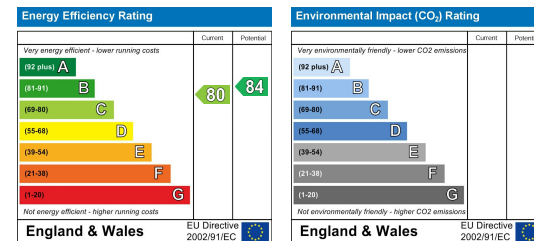
Accommodation

- FREEHOLD
- COUNCIL TAX D
- EPC C
- DETACHED
- FOUR BEDROOMS
- SPACIOUS KITCHEN/DINING AREA
- CONSERVATORY
- OFF ROAD PARKING
- RAINHILL LOCATION
- VIEWING RECOMMENDED

Viewing

Please contact our Stapleton Derby - Rainhill Office on if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.