



9 The Meadows, Prescot, L35 0PQ

Asking Price £650,000



**STAPLETON
DERBY**

Located in one of Rainhill's most desirable areas, this extended, detached family home combines traditional charm with state-of-the-art eco-technology, offering both comfort and significant energy savings.

The property welcomes you with a spacious driveway, a well-maintained lawn, and a substantial garage. Inside, the home opens into a bright and inviting porch and entrance hallway, leading to a well-designed layout. The ground floor features a generous living room and dining room, ideal for both entertaining and everyday living. The open-plan kitchen and dining area provides a functional heart to the home, complemented by a utility room, a downstairs WC, and a useful storage room. A private snug, positioned at the rear, offers a peaceful retreat with views over the beautifully kept garden. The garage provides further practicality and convenience. Upstairs, a magnificent landing space, highlighted by a striking stained-glass window, leads to four spacious bedrooms and a well-appointed family bathroom. There is also an additional storage area, ensuring ample space throughout the home. The loft is accessible via a pull-down ladder and has been fully boarded and carpeted, offering excellent storage or potential additional usable space.

Outside, the property continues to impress with a stunning rear garden and patio area, all meticulously maintained. The real highlight of this home is the advanced eco-technology designed to enhance energy efficiency. Eleven south-facing solar panels with 9.5 kWh battery storage provide renewable energy benefits, while a Vaillant air-sourced heat pump, installed in March 2021, works alongside a Worcester gas boiler to optimise heating efficiency. An electric vehicle charging point is installed for added convenience. Security is a priority, with CCTV coverage in place, along with burglar alarms fitted to the front of the house, the garage, and the extension. Originally built in 1956, with an extension added in 1989/90.



STAPLETON
DERBY



LEARN TO
LIVE
LAUGH
LOVE
LIKE THERE'S NO
TOMORROW

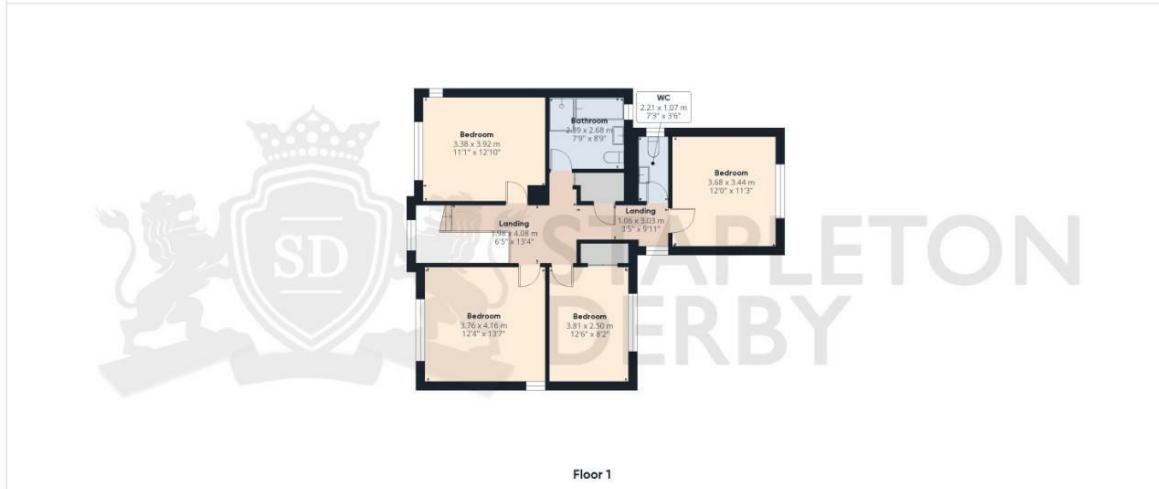
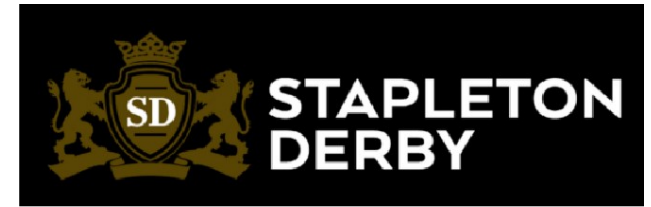


STAPLETON
BY





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



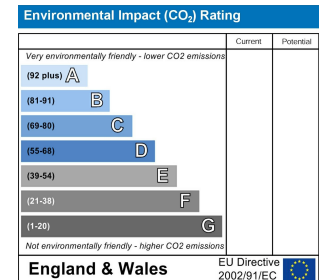
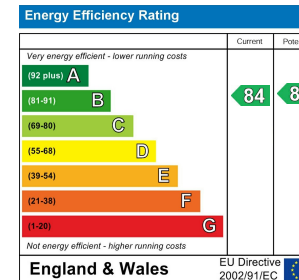
Approximate total area⁽¹⁾
 219.15 m²
 2358.92 ft²

(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



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.