



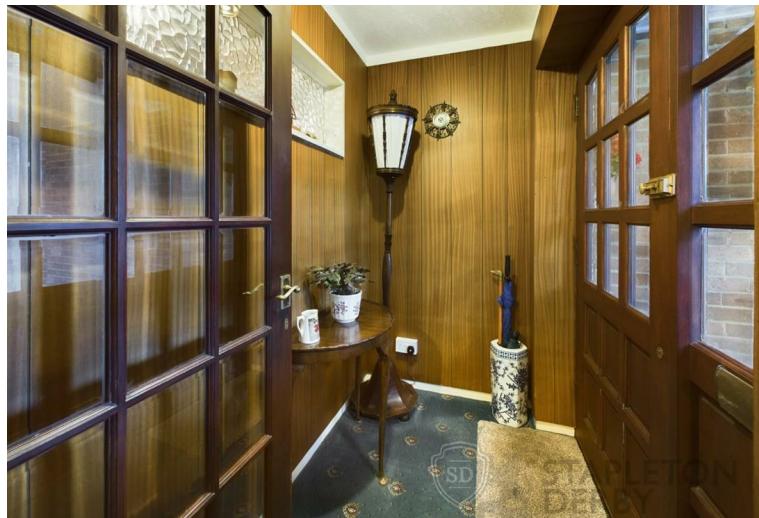
3 Oakdene Court, Prescot, L35 0QL  
Asking Price £475,000

 STAPLETON  
DERBY

Nestled in the highly desirable part of Rainhill, 3 Oakdene Court, Prescot, L35 0QL, is a charming four-bedroom detached property that holds ample potential for the modern family.

This residence welcomes visitors with a spacious entrance hallway, leading to a bright living room with dual front and back views. A dining room adjacent to a well-sized kitchen, and a utility area providing additional convenience, rounds out the ground floor, which also includes a downstairs WC and internal access to a versatile garage space. To the first floor, you'll find four generously proportioned double bedrooms and a family bathroom. Externally, the property boasts off-road parking within a private residence courtyard at the front, and at the rear, a rare and substantial garden that wraps around the home. This maintained family home, in need of modernisation, offers endless possibilities for customisation.

As a FREEHOLD property with an EPC rating of D, it promises security and energy performance. Marketed by Stapleton Derby, this delightful family home is an outstanding opportunity for those looking to shape a residence to their own needs in one of Rainhill's most sought-after areas.





STAPLETON  
DERBY





## Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

[www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	67	78
(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	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.