



STAPLETON DERBY



Warrington Road, Prescott, L35 0NU

O.I.R.O £240,000



This unique sandstone character cottage dates back to 1747. Full of charm and character, original features include beams to the ceilings and an internal door. The cottage has been upgraded including some rewiring and a new consumer unit (all certified) and has been decorated throughout. It has been well maintained by the current owners and is ready to move into. Full gas-fired CH.

The accommodation briefly comprises: through lounge with double aspect windows, log burner and feature fireplace, beams to the ceiling, quaint country-style fitted kitchen with oven, fridge, freezer and washing machine, and a good-sized wet room with electric shower, wall heater, sink with vanity unit and wc. To the first floor, there are two bedrooms with a sink and wc off bedroom two.

Outside, the pretty courtyard garden is low maintenance and has a full-width shed with power and light. To the front, there are wrought iron gates and railings, and a driveway to the side for off road parking.

No chain.

Viewing through Rainhill office.

- Character Cottage
- Country Style Kitchen
- Separate wc. Upstairs
- Driveway
- St Helens Council Tax Band C
- Two Bedrooms
- Downstairs Wet Room
- Pretty Rear Courtyard Garden
- Freehold



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