



Elderswood, Prescot, Merseyside L35 4QY
Reduced To £279,950



Stapleton Derby are delighted to offer for sale this three bedroom detached bungalow located in the sought after area of Rainhill, close to major road and motorway networks plus rail links to Liverpool and Manchester.

Briefly comprising entrance hall, lounge with electric fire, kitchen/diner, three bedrooms, fitted wardrobes to the master bedroom, en suite, bathroom, conservatory and attached garage where the boiler is housed. The loft is fully boarded.

Outside to the front there is a driveway and lawn with shrubbery. The rear is not overlooked and has a patio area and lawn.

No chain.

Viewing through Stapleton Derby Rainhill office.









Total area: approx. 107.8 sq. metres (1160.2 sq. feet)

This floor plan is for illustration purposes only.
 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			
	EU Directive 2002/91/EC		

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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 NOTE TO PURCHASERS

We endeavour 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.