



Dorgan Close, Prescot, Merseyside L35 8PH  
Price £180,000





We are pleased to offer for sale this three bedroom semi detached property with the benefit of a good size rear garden. Located in Rainhill close to sought after schools, local shops and amenities.

The property briefly comprises entrance hall, front lounge with fireplace and fire, rear lounge with feature fire surround and fire, kitchen with a range of wall and base units. To the first floor there are three bedrooms and bathroom with panel bath and electric shower, pedestal wash hand basin and wc., fully tiled walls. Electric storage heaters throughout.

Externally the rear garden is a good size with a large patio area plus summer house and shed. Driveway to the front with low maintenance garden plus a garage.

No chain.

Viewing strictly through Stapleton Derby Rainhill office.



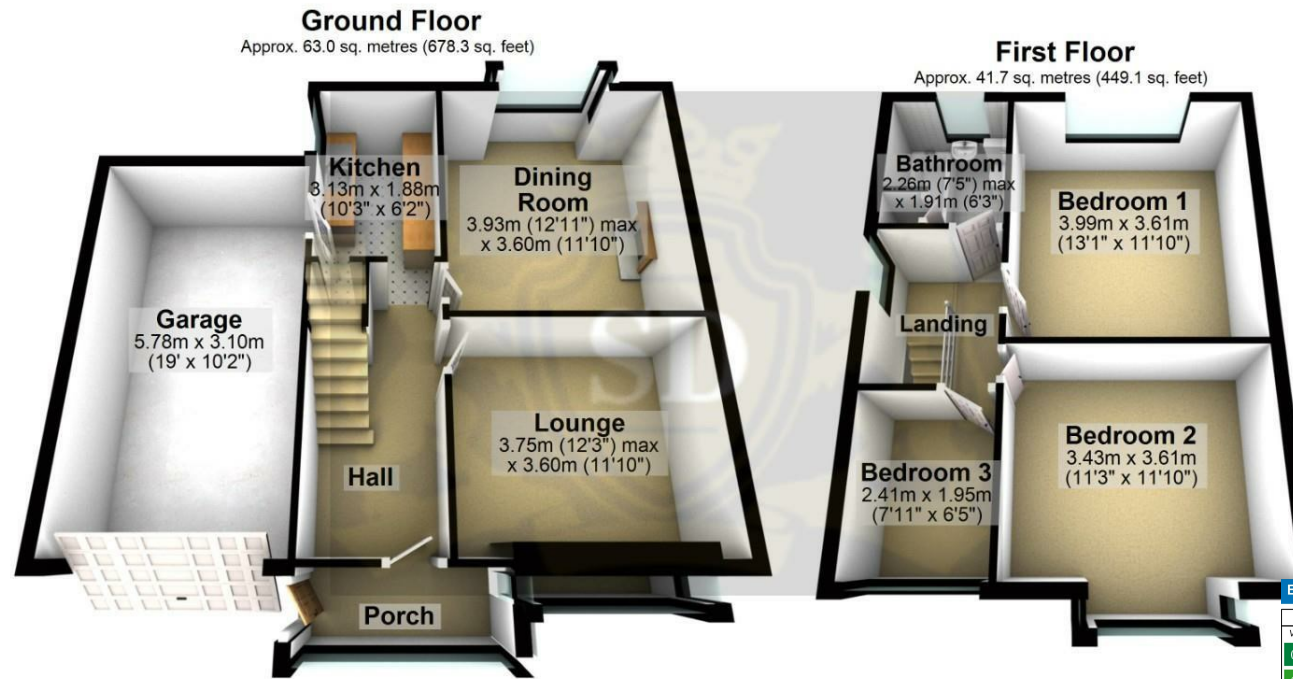












Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		50	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.