



# STAPLETON DERBY



Weaver Avenue, Prescot, L35 0NR

Offers Over £225,000



Situated on a large corner plot with gardens front, side and rear is this extended, spacious semi detached home.

Close to shops and reputable schools plus major road, motorway and rail networks.

Updating required. Briefly comprising entrance porch, entrance hall, front lounge with feature fire surround and fire. The rear dining room has french doors opening onto the back garden, spacious kitchen/diner with a range of wall and base units with complimentary work surfaces over, electric oven and hob plus appliances - washing machine, dishwasher and fridge. Off the kitchen/dining area is a handy shower room with shower cubicle and electric shower, wc. and sink with vanity unit. Furthermore there is a good size conservatory leading out to the rear.

To the first floor there are two double bedrooms plus a single, bedrooms 2 and 3 are to the rear, bedroom 2 also has fitted wardrobes. The family bathroom has corner bath, wc. and sink over a vanity unit.

Externally the concrete imprinted driveway accommodates two cars and leads to the garage with electric door, gated access to the rear.

The rear overlooks playing fields, patio areas and large side garden with greenhouse and shed.

Freehold. No chain. Council tax band C.

- Extended Semi Detached
- Two Bathrooms
- Overlooks Playing Fields
- Garage & Driveway
- Large Kitchen
- Large Corner Plot
- Three Reception Rooms
- Front, Rear & Large Side Gardens
- Freehold/No Chain



497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)