



6 Marian Close, Prescot, L35 0NA

Offers Over £625,000



**STAPLETON
DERBY**

NEW PRICE - EXCLUSIVE OPPORTUNITY

Stapleton Derby is delighted to present an exclusive opportunity to acquire a remarkable, five-bedroom detached home in an enviable cul-de-sac location off Mill Lane in Rainhill. This property is a rare find in a highly sought-after area where homes are seldom available on the market.

In a nutshell, this property features an entrance hall with convenient access to the double garage, a welcoming front reception room, a spacious rear lounge, a combined kitchen and dining area, a utility room, and a downstairs WC. The first floor boasts five generously sized double bedrooms, one of which includes an ensuite bathroom, along with a family bathroom.

Outside, you'll find off-road parking and a beautifully landscaped front garden. The rear of the property offers an expansive garden, perfect for a variety of outdoor activities.

Viewings are exclusively arranged through Stapleton Derby. This property is offered as a Freehold, and it falls within Council Tax Band F. Don't miss out on this exceptional opportunity!









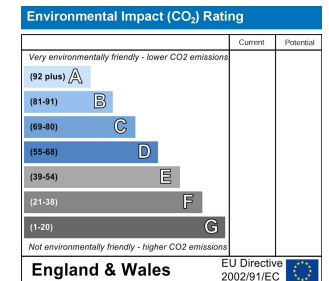
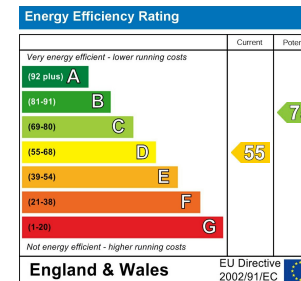
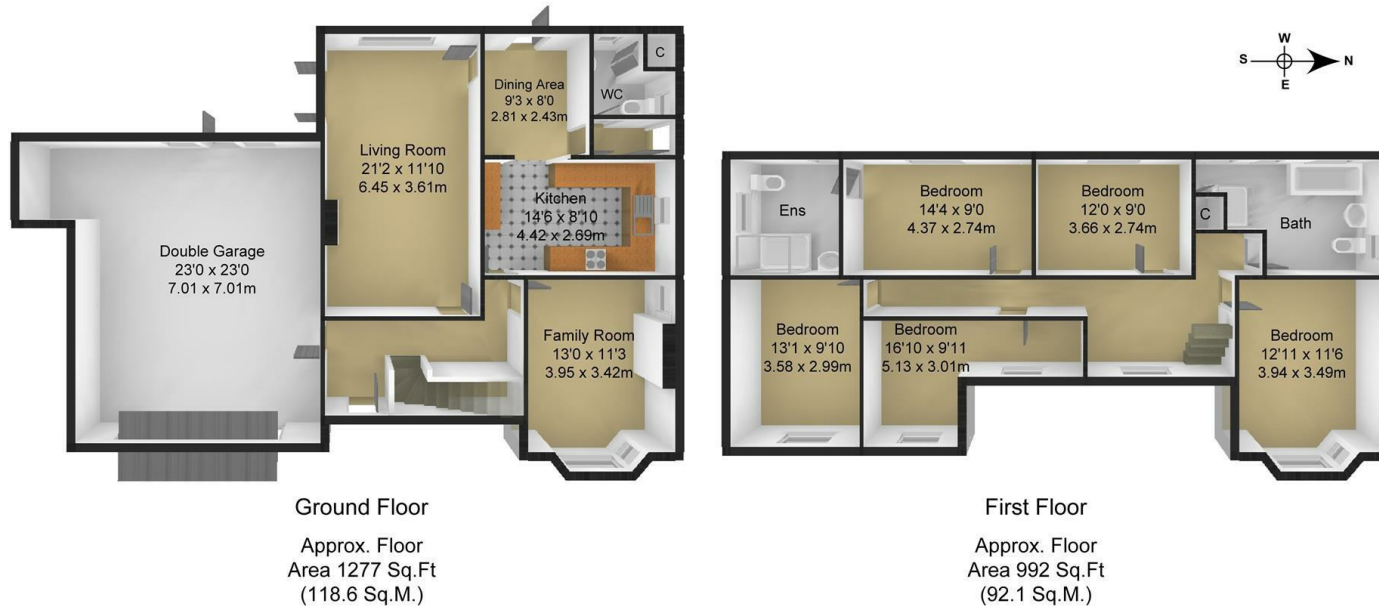
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Marian Close, Rainhill

Total Approx. Floor Area 2268 Sq.ft. (210.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.