



# STAPLETON DERBY



Mcvinnie Road, Prescott, L35 7LA

£250,000



Set in a brilliant position this beautifully presented three bedroom semi detached house provides excellent living space completed to a high standard and tasteful décor throughout. Ideal for first time buyers or for those looking for a home for their young family, this delightful property has a great deal to offer.

Entering the property it offers fantastic accommodation which briefly comprises; Entrance porch, hallway, spacious lounge with round bay window to the front aspect, dining room with French doors leading to the rear garden. fitted kitchen with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integral appliances include an electric hob, electric oven and extractor hood. To the first floor there are three bedrooms two of which are double and a family shower room with fitted three piece suite.

Externally to rear there is a beautiful garden space with a well presented patio area leading to a well maintained lawn area and large



- Spacious Semi Detached
- Three Bedrooms
- Early viewing is advised
- No Chain
- Corner Plot
- Well presented throughout
- Freehold
- Knowsley Council Tax Band C

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)