



5 Manor Avenue, Prescot, L35 0QP
Offers In The Region Of £435,000



NEW PRICE

FREEHOLD - DETACHED

Stapleton Derby is excited to present this charming four-bedroom detached home located in the heart of Rainhill. This residence offers convenient proximity to well-regarded schools, dining establishments, shopping venues, and other amenities that Rainhill boasts. Moreover, the property benefits from easy access to the M62 and M57 motorways, facilitating convenient travel to Liverpool and Manchester.

The layout of the property includes a porch, entrance hall, downstairs restroom, two reception rooms, kitchen, garage, and a sunroom at the rear. On the upper level, you'll find three spacious double bedrooms (one of which is an ensuite), a generously sized single room, and a family bathroom. The external features comprise a paved patio area and a lawn in the rear, along with a capacious driveway accommodating two vehicles at the front.

We highly recommend arranging a viewing to fully appreciate this wonderful opportunity









Stapleton Derby
 497 Warrington Road Rainhill, Merseyside, L35 0LR
 Tel: 0151 430 0717
 office@stapletonderby.co.uk
 www.stapletonderby.co.uk



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.