



Gresford Close, Prescot, L35 3TS  
Offers Over £160,000



\*\*\*FREEHOLD - NO CHAIN\*\*\*

\*\*\*FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY\*\*\*

Stapleton Derby is delighted to present this semi-detached three-bedroom residence located in a sought-after Whiston neighbourhood. The property boasts a quiet cul-de-sac setting, excellent proximity to transportation options, and convenient access to Whiston Hospital, retail parks, and more.

Comprising a porch, entrance hallway, living room, kitchen/dining area, and conservatory, the residence offers a well-rounded living experience. Upstairs, three generously sized bedrooms and a family bathroom provide comfortable accommodation. Outside, a spacious rear garden with a patio section awaits, while the front features off-road parking and a lawn.

FREEHOLD - NO CHAIN

FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY

Potential for further expansion

Currently tenanted for £800pcm

#### 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.

