



Toftwood Avenue, Prescot, L35 0PU
Offers Over £200,000



**STAPLETON
DERBY**

Ideal Property for First-Time Buyers, Investors, or Families

Stapleton Derby is thrilled to introduce this enticing three-bedroom semi-detached property to the market. This home offers a golden opportunity for renovation enthusiasts and property developers alike. Nestled in a sought-after area of Rainhill, with proximity to local amenities and excellent motorway access, this property is a must-see. While it requires restoration and modernization, it presents the perfect canvas for someone to personalize and make their own.

The property comprises an entrance hallway, a spacious living room, a dining room, and a well-sized kitchen. Upstairs, you'll find three bedrooms, including two generously proportioned doubles, as well as a family bathroom. Outside, the front features a driveway for off-road parking and a mature lawn. To the rear, a side access leads to a detached garage and a low-maintenance garden.

This property is available on a leasehold basis and is being offered with no chain, making it an attractive opportunity for prospective buyers.



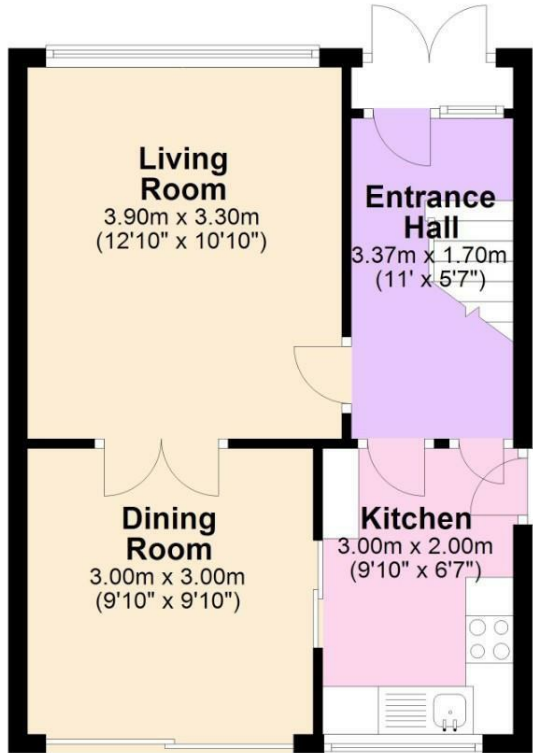






Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



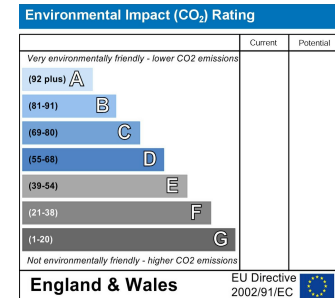
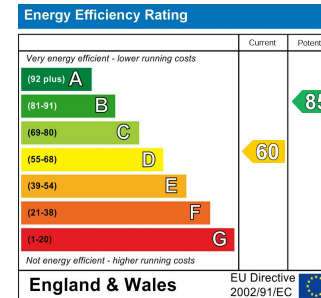
First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



This floor Plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.

Total area: approx. 71.4 sq. metres (768.5 sq. feet)



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.