



1 Tybalt Way, Prescot, L34 1AU

Asking Price £244,950



**STAPLETON
DERBY**

Stapleton Derby is delighted to introduce this immaculate three-bedroom semi-detached dwelling, located within the newly developed 'Anwyl' community in Prescot. This property boasts a highly convenient proximity to Prescot's town center, outstanding local schools, easily accessible public transportation options, a nearby community playground, and excellent connectivity to major highways.

The residence features an entrance hall, a downstairs cloakroom, a comfortable lounge, and a dining kitchen equipped with integrated appliances. Upstairs, you'll find three generously proportioned bedrooms, including an en suite in the master bedroom, as well as a contemporary family bathroom. The property offers off-road parking at the front and a spacious rear garden.

Energy Performance Certificate: B

Ownership: Freehold

We strongly recommend scheduling a viewing to appreciate this property fully.

Residential Management Group - Service pack approx. £200 per year to service parks and gardens on the estate.







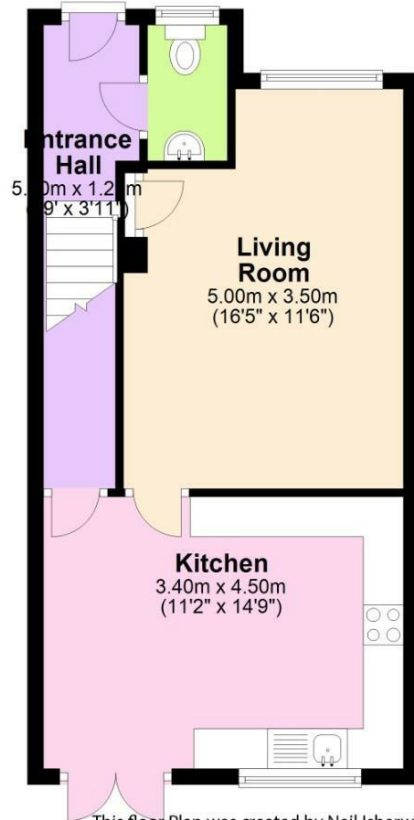


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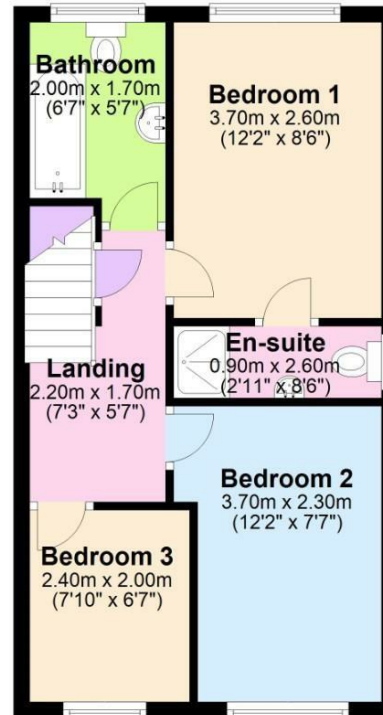
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.1 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. 77.0 sq. metres (828.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.