



Greenough Avenue, Prescot, L35 4QA
Offers Over £165,000



**STAPLETON
DERBY**

FIRST-TIME BUYERS - INVESTORS - FAMILIES

Stapleton Derby is delighted to introduce this charming two-bedroom semi-detached property situated in a desirable cul-de-sac off Rainhill Road/Brookefield Ave. Nestled in the highly sought-after Rainhill area, this property boasts convenient access to local amenities and excellent motorway connections, making it a must-see opportunity. This property offers a blank canvas, allowing the new owner to personalize it to their liking.

Inside, the property features an entrance hallway, a spacious living room, a dining room, kitchen, and conservatory. The first floor boasts two generously-sized double bedrooms and a family bathroom. Outside, the front of the property offers off-road parking and lawn, while the rear features a patio area and a spacious garden, perfect for outdoor enjoyment.

Notably, this property stands out as one of the few in the area that offers potential extensions to both the side and rear.

A viewing is strongly recommended to fully grasp the charm and potential of this property.

LEASEHOLD



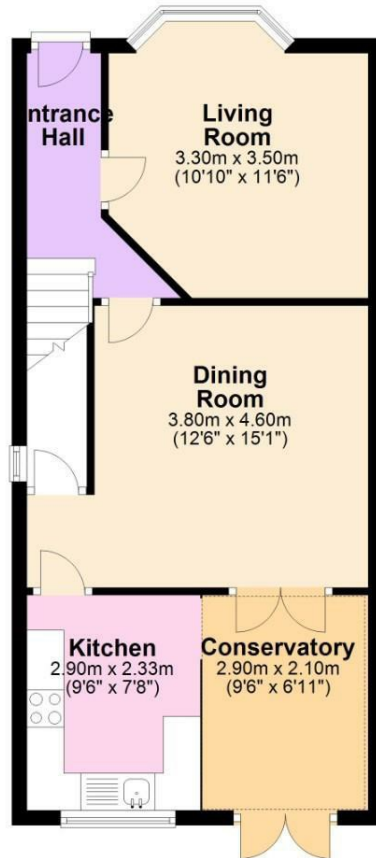






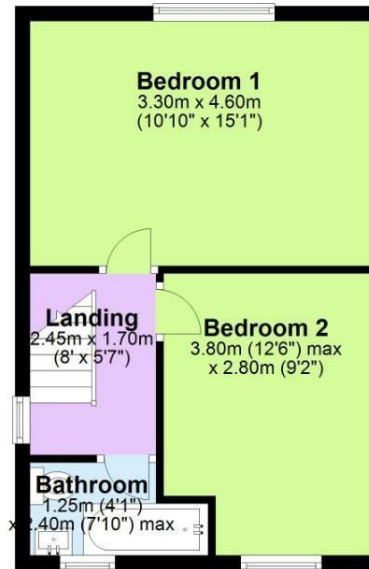
Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 sq. feet)

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
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 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.