



60 Riding Hill Road, Prescot, L34 0EG

£175,000



**STAPLETON  
DERBY**

\*\*\*FREEHOLD - RENOVATED - EXTENDED - READY TO MOVE IN\*\*\*

Stapleton Derby is delighted to present this semi-detached two-bedroom property, extensively renovated and extended, ideally situated in the highly desirable Knowsley Village area.

In summary, the property features an entrance hall, an through living and dining space, and an extended kitchen area on the ground floor. Upstairs, you'll find two generously sized double bedrooms with built-in wardrobes and a family bathroom. Outside, the property boasts off-road parking for 2/3 cars at the front and a meticulously maintained garden with a patio area and outhouse for storage at the rear.

This property is being offered as a freehold, and we highly recommend scheduling an early viewing to fully appreciate the exceptional character of this home.







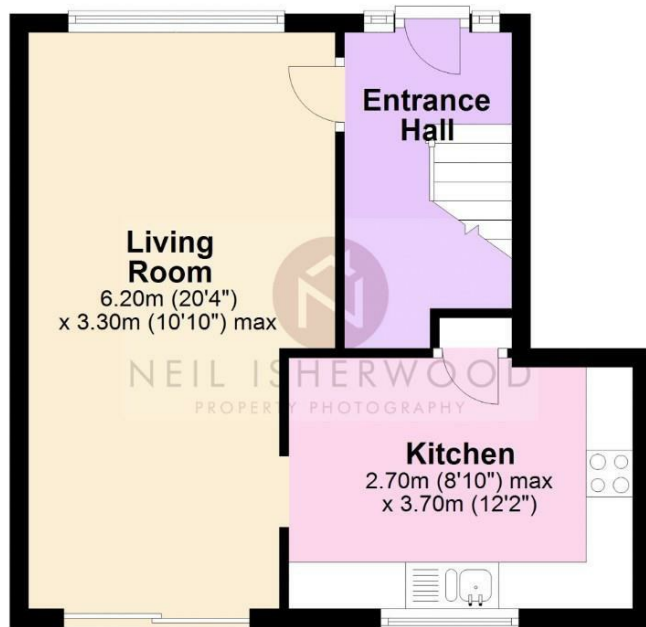


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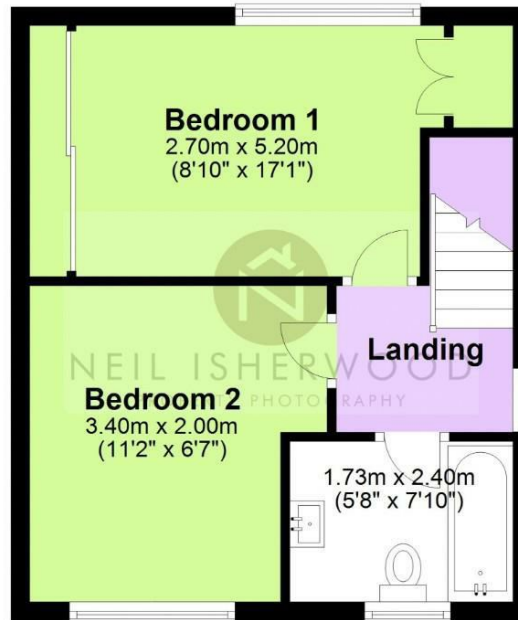
**Ground Floor**

Approx. 35.6 sq. metres (383.4 sq. feet)



**First Floor**

Approx. 32.3 sq. metres (347.7 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. 67.9 sq. metres (731.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**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.