



# STAPLETON DERBY



## 30 Norcliffe Road Rainhill, Prescot, L35 8LL Offers Over £135,000

\*\*\*PRICED TO SELL\*\*\*FREEHOLD - NO CHAIN\*\*\*  
\*\*\*Investor, Family or First-time buyers\*\*\*

Presenting this THREE-BEDROOM mid-terrace home situated near Rainhill Village and Whiston Hospital, Stapleton Derby proudly introduces this property. Its strategic location offers easy access to highways, railway connections, schools, and local conveniences.

Comprising an entrance hallway, a spacious living room, and a kitchen with understairs storage, this property boasts functionality. The first floor hosts two generous double rooms, a cozy single room, and a family bathroom. The front features off-road parking, while a sizeable garden awaits at the rear.

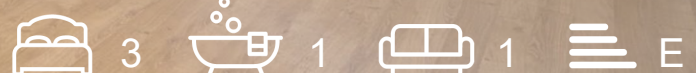
In need of modernization, this property presents an excellent investment opportunity or a fulfilling renovation project.

Ownership: FREEHOLD - NO CHAIN

- THREE-BEDROOM
- MID-TERRACED
- INVESTMENT
- FIRST-TIME BUYERS
- RAINHILL
- NO CHAIN
- RENOVATION

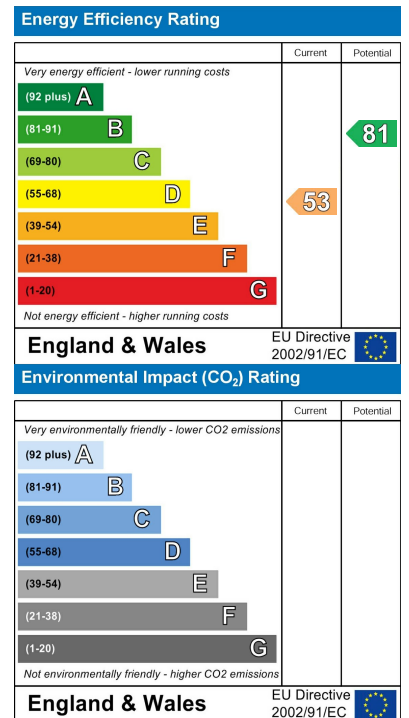
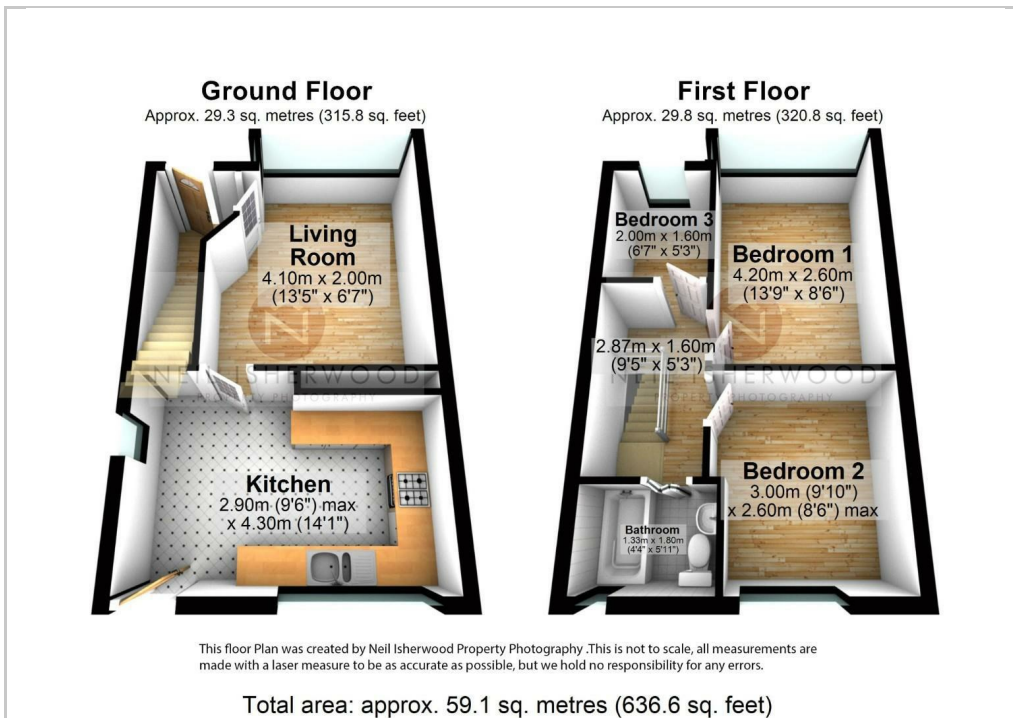
### Viewing

Please contact our Stapleton Derby - Rainhill Office on if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

# Energy Efficiency Graph



### 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.

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: Email: office@stapletonderby.co.uk www.stapletonderby.co.uk