



4 Roby Close, Prescot, L35 4QW

Offers Over £250,000



**STAPLETON
DERBY**

SPACIOUS FAMILY HOME WITH FREEHOLD TITLE

Presenting this generously sized three-bedroom semi-detached residence in Roby Close, off Rainhill Road. Located just a short walk from Rainhill Village, this property offers a convenient setting amidst a vibrant local community, with an array of amenities nearby. Benefiting from excellent transport links via railway and motorways, commuting to Liverpool and Manchester is effortless, while local attractions remain easily accessible.

Comprising a porch, entrance hallway, living room, kitchen, and dining/sitting room with internal garage access, this property offers ample space. Upstairs, two double bedrooms, a single bedroom, and a family bathroom await. External features include off-road parking, a garage, and a low-maintenance rear garden with a patio area and astro-turf.

Early viewings are highly recommended for this property.

FREEHOLD

EPC - D

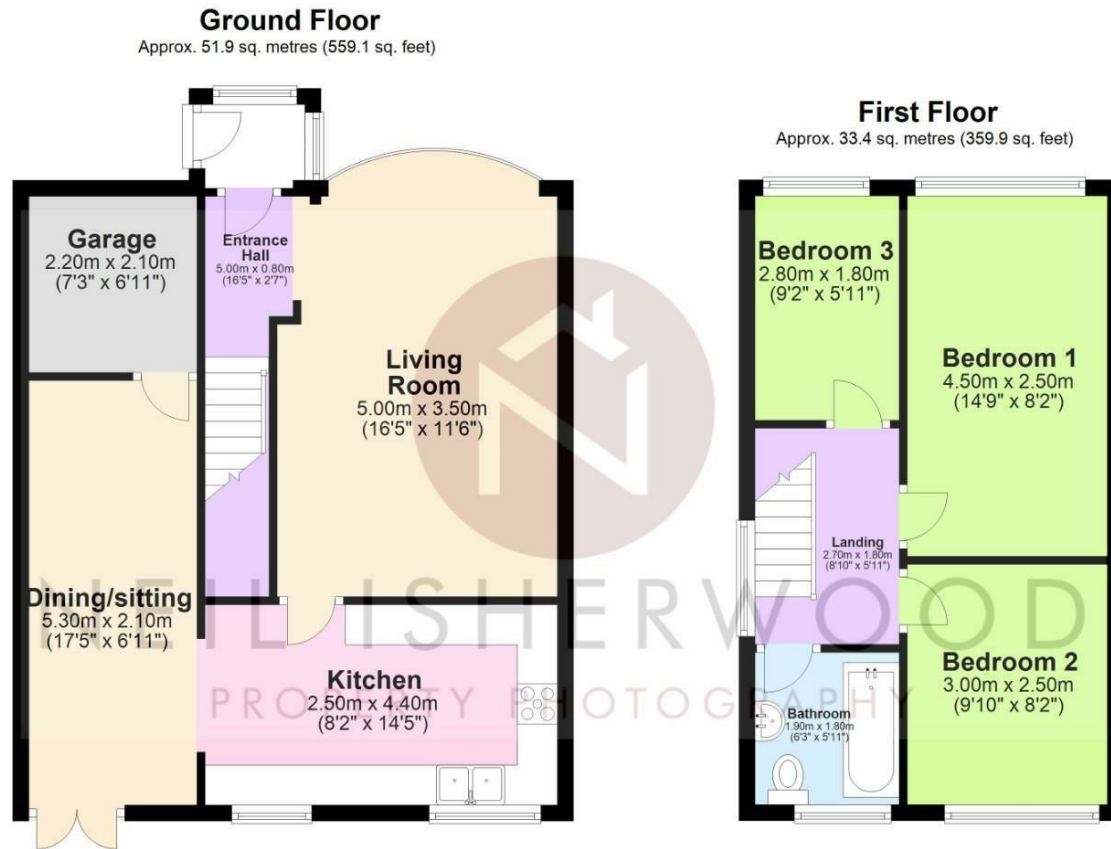






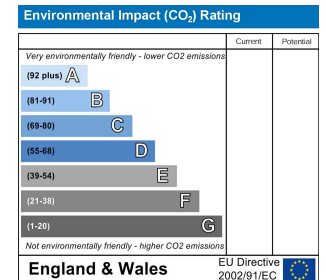
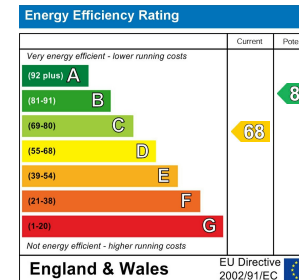


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Total area: approx. 85.4 sq. metres (919.1 sq. feet)

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.
 Plan produced using PlanUp.



IMPORTANT NOTICE TO PURCHASERS

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