



# STAPLETON DERBY

Stapleton Derby,  
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## 26 Vining Road, Prescot, L35 7LQ Offers Over £225,000

Ideal for First-Time Buyers, Investors, or Families

Stapleton Derby proudly presents this exceptional three-bedroom semi-detached property located in Prescot, Liverpool. Situated amidst a plethora of local amenities, this residence boasts a prime location within a vibrant and well-connected community. Convenient access to major motorways ensures effortless commuting to Liverpool and Manchester, while various local attractions are easily accessible.

Comprising an entrance hallway, spacious living room, dining area, and a well-equipped kitchen, this property offers comfortable living spaces. Upstairs, three generously sized bedrooms and a family bathroom await. Outside, the property features off-road parking for 2-3 cars, a small side garage, and a sizable rear garden with a patio area.

Early viewing is highly recommended for this property. Freehold title, with an EPC ordered.









## Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



**Total area: approx. 74.9 sq. metres (806.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-86) <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			
		70	84
England & Wales		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>			
(81-91) <b>B</b>			
(69-86) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.