



49 Poplar Grove, Prescot, L35 5AY

Offers Over £150,000



**STAPLETON  
DERBY**

\*\*\*NO CHAIN - INVESTOR - FIRST TIME BUYER\*\*\*

Stapleton Derby are excited to bring to the market this three-bedroom, semi-detached property that presents an exciting opportunity for renovation enthusiasts or property developers. Located in a desirable part of Prescot, close to local amenities and motorway link, this property is a must see. The property needs complete modernisation but is an ideal opportunity for someone to put their stamp on it.

The accommodation is arranged over two floors and briefly comprises of an entrance hallway, front and rear lounge and kitchen on the ground floor. Whilst to the first floor there are three bedrooms and a family bathroom. Externally, there is a healthy size rear and front garden.

The opportunities for this property are endless. Freehold. Viewing is highly recommended.

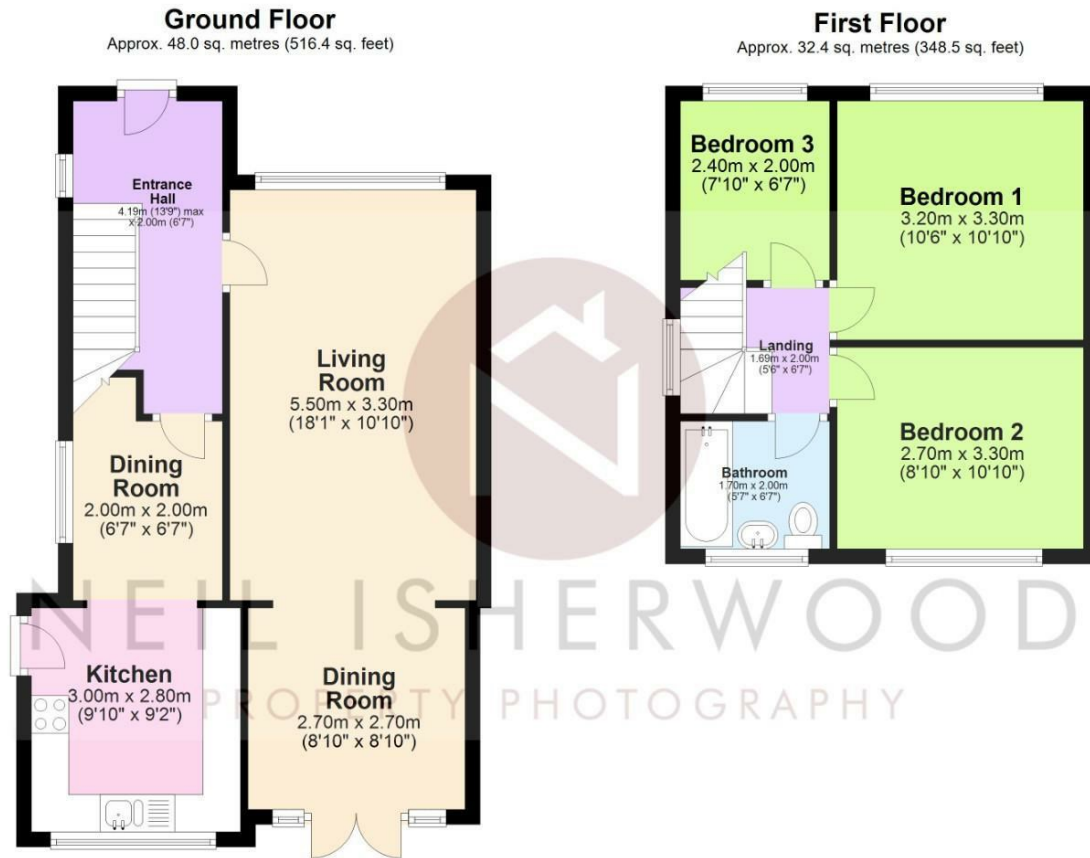








**Stapleton Derby**  
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Total area: approx. 80.4 sq. metres (864.9 sq. feet)

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>			<b>81</b>
(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>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.