



8 Cronton Avenue, Prescot, L35 3SH

Asking Price £90,000



**STAPLETON  
DERBY**

**FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY**  
Don't Miss Out on this Fantastic Investment Opportunity!

Introducing a charming 2-bedroom mid-terrace property, ideal for savvy investors! This gem comes with a reliable tenant already in place, making it a hassle-free addition to your portfolio. Boasting a spacious living area and a modern fitted kitchen, it offers both comfort and convenience. Situated close to local amenities and within walking distance to the main bus route, this property ensures easy access to everything you need. Plus, with great transport links to the city centre and the M62 nearby, it's perfectly positioned for commuters.

Current rent - £600pcm

EPC - D

FREEHOLD

Property can be fully managed by Stapleton Derby, guaranteeing peace of mind for landlords.









**Stapleton Derby**  
 497 Warrington Road Rainhill, Merseyside, L35 0LR  
 Tel: 0151 430 0717  
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 www.stapletonderby.co.uk



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.

### Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 66.9 sq. metres (720.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.