



34 Galston Avenue, Prescott, L35 0NY

Offers Over £340,000



**STAPLETON
DERBY**

Stapleton Derby are delighted to present this four/five-bedroom detached property, nestled in the heart of Rainhill, St Helens. Occupying a sought-after location, this residence provides effortless access to motorway connections, primary and secondary schools, and an array of village amenities.

The property boasts an entrance hallway, a downstairs WC, a living room, a dining room, a sitting room, and large kitchen area. The first floor includes five spacious bedrooms and a family bathroom. Outside, the front provides off-road parking for added peace of mind, while the rear features a private garden with an attached garage. The garage is exceptionally long, providing ample space beyond just parking. Its length makes it ideal for various additional uses, such as setting up a home gym, creating a dedicated office space, or even adding extra storage. This property offers a truly unique space with potential for further extension.

NO CHAIN - Don't miss out on the chance to make this property your own and experience the best of Rainhill living. Contact us today to arrange a viewing and start envisioning your future in this delightful family home.









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Total area: approx. 136.9 sq. metres (1473.5 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) A		83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.