



14 King Edward Road, Prescot, L35 8PQ

Asking Price £170,000



**STAPLETON
DERBY**

FIRST-TIME BUYERS - INVESTORS - FAMILIES

Stapleton Derby is delighted to introduce this charming three-bedroom end-terraced property. Nestled in the highly sought-after Rainhill area, this property boasts convenient access to local amenities and excellent motorway connections, making it a must-see opportunity. This property offers a blank canvas, allowing the new owner to personalise it to their liking.

Inside, the property features an entrance hallway, a spacious living room, a dining room and kitchen. The first floor boasts three generously-sized bedrooms and a family bathroom. Outside, the front of the property offers off-road parking and lawn, while the rear features a patio area and a spacious garden, perfect for outdoor enjoyment.

Notably, this property stands out as one of the few in the area that offers potential extensions to both the side and rear.

A viewing is strongly recommended to fully grasp the charm and potential of this property.

FREEHOLD - EPC Ordered









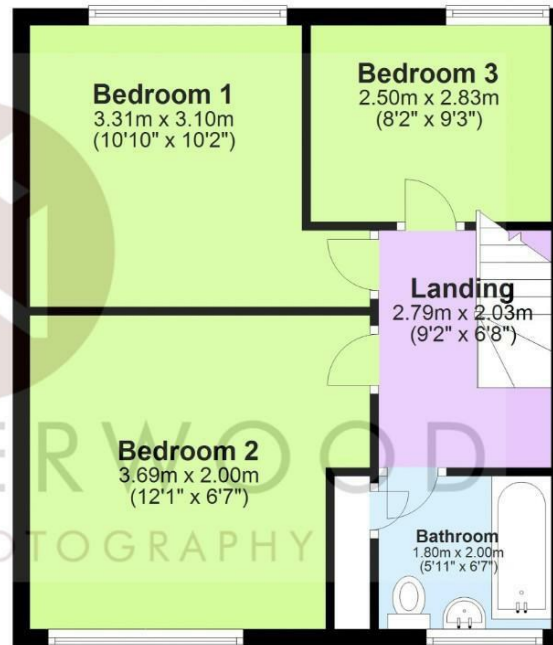
Stapleton Derby
 497 Warrington Road Rainhill, Merseyside, L35 0LR
 Tel: 0151 430 0717
 office@stapletonderby.co.uk
 www.stapletonderby.co.uk



Ground Floor
 Approx. 43.0 sq. metres (463.2 sq. feet)



First Floor
 Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 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) A			86
(81-91) B			
(69-80) C		72	
(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.