



27 Sandstone Close, Prescott, L35 6DF  
Offers In Excess Of £600,000





## EXCLUSIVE LISTING

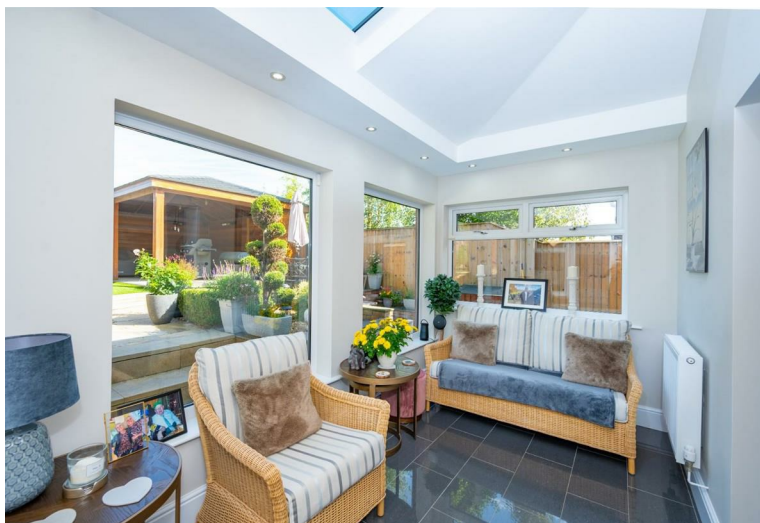
Stapleton Derby is delighted to present 27 Sandstone Close, a stunning 4-bedroom detached home that showcases a perfect blend of contemporary design and luxury finishes. Located in the highly desirable area of Rainhill, this property offers close proximity to excellent schools and major commuting routes.

This meticulously crafted detached home, features elegant, open-plan living spaces enhanced with the finest materials. The ground floor includes an inviting entrance hallway, a downstairs WC, a living room, a snug, and an open-plan kitchen/dining area fitted with premium appliances, alongside a spacious utility room and a sunroom. Upstairs, the first floor comprises four generous double bedrooms, one of which includes an ensuite, and a stylish family bathroom.

Externally, the property sits on a large plot, with a driveway providing ample parking for multiple vehicles, a landscaped lawn, and a fully insulated double garage that has been partially converted into an additional functional space. The rear of the property boasts a beautifully landscaped tiered garden with a lawn, patio, and a substantial pergola.

The property has recently undergone numerous upgrades, including new radiators, a new boiler, a modern front door, brand-new kitchen units, an outdoor tap with temperature control, a premium staircase, electric blinds, fully laminated and hardened glass in all downstairs windows, and many more enhanced security features.

Contact our Rainhill office today to arrange a viewing and experience this exceptional home in person.













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Total area: approx. 153.2 sq. metres (1649.4 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		
(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		
(81-91) 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		
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**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.