



46 View Road, Prescot, L35 0LS  
Asking Price £575,000

 **STAPLETON  
DERBY**

## Exclusive Listing: View Road, Rainhill

Stapleton Derby proudly presents this semi-detached, four-bedroom property set back from View Road behind an original sandstone wall. Located in one of Rainhill's most sought-after neighbourhoods, this home offers proximity to shops, eateries, and local conveniences. It boasts strategic access to the train station and motorway networks, ensuring easy commutes to both Liverpool and Manchester.

This spacious plot features an inviting driveway with ample parking space. The property comprises a porch, entrance hallway, living room, downstairs bathroom, sitting room, and kitchen/dining room on the ground floor. On the first floor, there are four double bedrooms and a family bathroom. Externally, the front offers off-road parking, a mature garden, and a detached garage. At the rear, there is another substantial mature garden with a patio.

Viewing is highly recommended to fully appreciate this property. FREEHOLD - EPC











Total area: approx. 152.4 sq. metres (1640.1 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		
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.