



15 Bishopdale Drive, Prescot, L35 4QQ

Asking Price £280,000



**STAPLETON
DERBY**

PERFECT FAMILY HOME – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Stapleton Derby is delighted to present this beautifully extended three-bedroom semi-detached home, located in the heart of Rainhill. This well-maintained property offers easy access to local amenities and is conveniently situated near major motorways, making it ideal for commuters traveling to Liverpool or Manchester.

The ground floor features a welcoming porch, an entrance hallway, a cozy lounge, and a stunning open-plan kitchen/dining area. Additional highlights include a utility room, an office/storage room, and a versatile multi-functional space that opens onto the garden.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom. The exterior boasts off-road parking at the front and a spacious rear garden with a patio area, perfect for outdoor relaxation.

FREEHOLD – Early viewing is highly recommended to fully appreciate this property's potential!









Stapleton Derby
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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 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.