



6 Sherman Drive, Prescot, L35 6PW

Asking Price £279,950



We are delighted to introduce this exceptional three-bedroom semi-detached home, now available in the highly sought-after area of Rainhill. Featuring a converted garage that adds an extra reception room, this property is ideal for modern family living. Conveniently located near outstanding local schools, public transport links, and major motorway connections, it offers both comfort and accessibility.

This beautifully extended home comprises a welcoming porch, a spacious living room, a versatile lounge/playroom, and a stylish open-plan kitchen dining area. Additional features include a utility cupboard and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts a well-maintained rear garden with a patio area, perfect for outdoor enjoyment. The front of the home offers off-road parking, providing both security and peace of mind.

Early viewing is highly recommended and available strictly by appointment through our Rainhill office. Don't miss your chance to make this stunning home your own!









STANDARD

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



STAPLETON DERBY

Approximate total area¹⁾
 94.02 m²
 1012.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.