



9 Ellon Avenue, Prescot, L35 0NZ

Asking Price £290,000

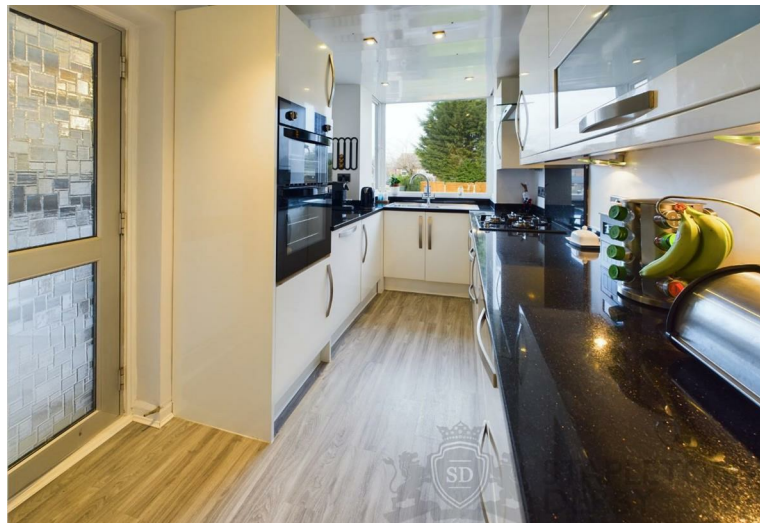


Stapleton Derby is delighted to offer this beautifully presented three-bedroom semi-detached home, ideally situated in the heart of Rainhill, St Helens. Boasting excellent motorway links, top-rated schools, and the vibrant local village nearby, this property is perfect for modern family living.

Finished to a high standard throughout, this home is ready to move into, offering both style and comfort. The ground floor features a welcoming porch, a stylish hallway, a stunning living room, a rear lounge/dining area, modern kitchen, a utility room, and internal access to the garage. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

Externally, the front of the property offers off-road parking and garage access, while the rear showcases a spacious garden, a patio area, and a charming garden room.

This FREEHOLD property has an EPC rating of D. Don't wait—contact us today to book your viewing!





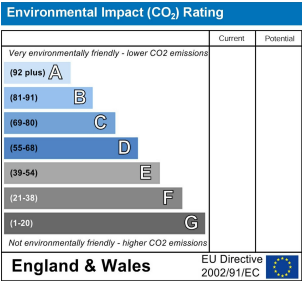
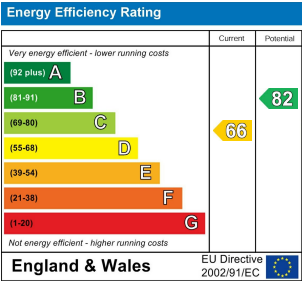
STARLETON
DERBY





DERBY

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



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.