



8 Elmswood Avenue, Prescot, L35 0PX
Asking Price £249,950

 **STAPLETON
DERBY**

FIRST-TIME BUYER OR FAMILY HOME - Don't Miss Out on this Fantastic Opportunity!

Stapleton Derby proudly presents this beautiful three-bedroom, semi-detached family home nestled in the sought-after Rainhill locale. Set within a vibrant community, this residence offers a spacious layout ideal for families. Its prime location provides easy access to excellent schools, various amenities and convenient proximity to motorways, facilitating quick travel to Liverpool and Manchester.

Comprising an entrance hallway, living room, open-plan kitchen/dining area and conservatory. Upstairs, three generously sized bedrooms and a family bathroom provide ample space for comfortable living. The attic has been partially converted, featuring Velux windows, and offers great potential for easy completion into a fully functional space. Outside, off-road parking at the front ensures peace of mind, while the rear features paving and a low-maintenance landscaped garden.

This property is offered on a freehold basis and EPC rating E (the property has been upgraded since its last inspection in 2017).

Don't miss out on this exceptional opportunity – book your viewing now!









Stapleton Derby

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Approximate total area⁽¹⁾
75.65 m²
814.29 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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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.