



6 Pinnington Road, Prescot, L35 3TY

Asking Price £310,000



**STAPLETON
DERBY**

Stapleton Derby is delighted to present this exquisite three-bedroom, detached residence, meticulously renovated to the highest standards. Conveniently situated with easy access to the M57 and M62 motorways, it also enjoys close proximity to the abundant amenities of Whiston, Prescot & Rainhill.

This remarkable property boasts an entrance hall/porch, a spacious living room, dining room, a small utility, a stunning open-plan kitchen area with an island, vaulted ceiling, modern window shutters, and bi-folding doors. The first floor encompasses three generously sized bedrooms, one with an en suite, and a family bathroom; conversion of the ensuite to bedroom 1 could form a fourth bedroom.

At the front, there is off-road parking and a lawn area, set within a contemporary frontage. The rear of the property features bi-folding doors that open onto a well-presented patio area, lawn, and entertaining space with a pergola.

Viewing is highly recommended to truly appreciate the charm and features of this exceptional property.

FREEHOLD
EPC - C

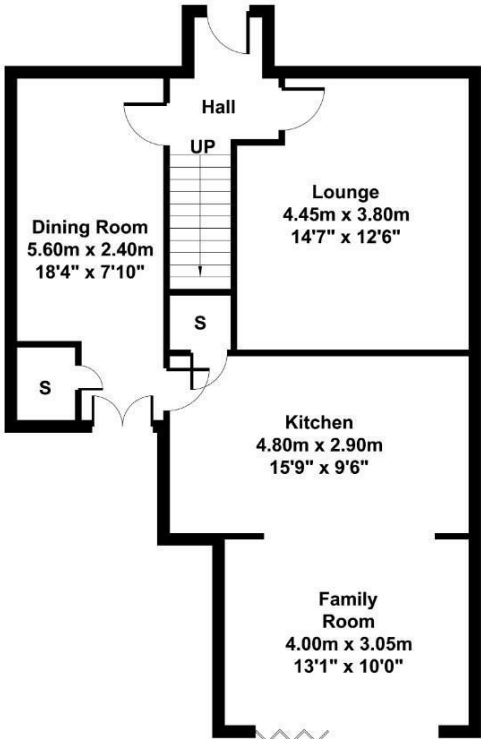




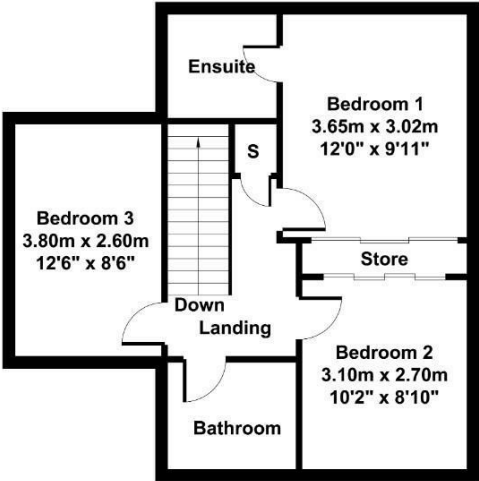




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Ground Floor



First Floor

| 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.