



4 Calder Drive, Prescott, L35 0NW

Asking Price £240,000

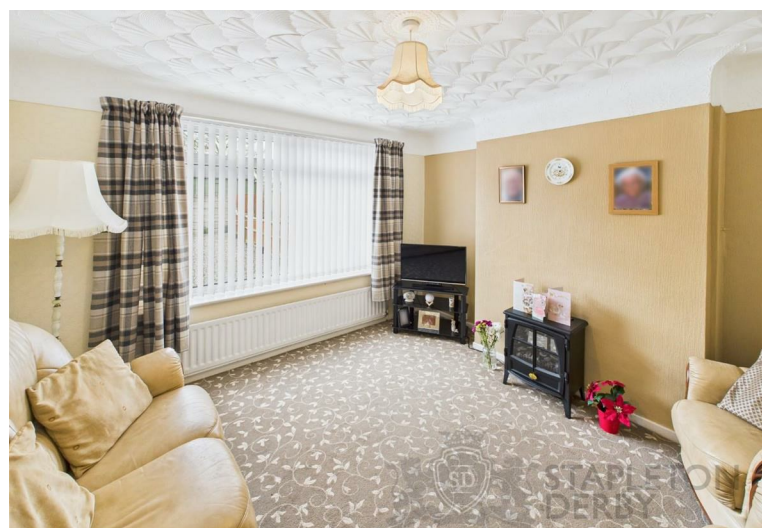
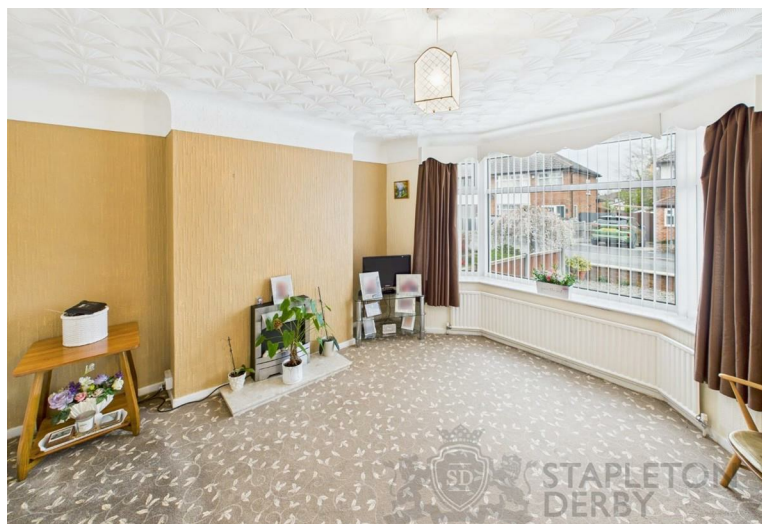


**STAPLETON
DERBY**

Stapleton Derby are delighted to present this three-bedroom semi-detached property, offering the perfect opportunity to create a family home in a highly sought-after location, boasting excellent amenities and transport links.

The accommodation briefly comprises a porch, entrance hallway, living room, dining room, and kitchen. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property features off-road parking and side access at the front, along with a generous garden and a detached garage at the rear.

This property is offered as FREEHOLD with an EPC rating of D. It also holds excellent potential for modernisation, including the opportunity for extension, subject to obtaining the necessary permissions, making it an exciting prospect for buyers looking to tailor a home to their needs.

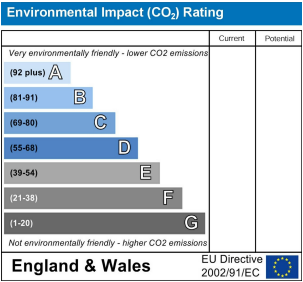
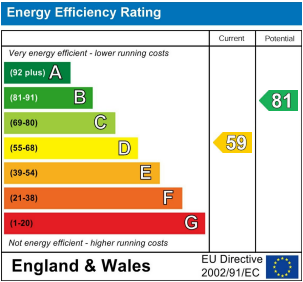








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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.