



31 Brookfield Avenue, Prescot, L35 4PX
Asking Price £235,000

 **STAPLETON
DERBY**

Stapleton Derby are delighted to bring to market this beautifully extended three-bedroom mid-terraced home, tucked away in a quiet cul-de-sac in the sought-after area of Rainhill. Ideally positioned close to the village's amenities and offering excellent transport links, with nearby rail connections and easy access to the M62 for commuting to Liverpool, Manchester and beyond.

The property briefly comprises an entrance hall, a spacious living room, and a stunning open-plan kitchen, dining and utility area — thoughtfully designed to suit modern family living. To the first floor, there are three generously sized bedrooms and family bathroom. Externally, the property offers off-road parking to the front for added convenience and peace of mind. To the rear, you'll find a beautifully landscaped garden — a true private retreat — featuring a raised patio, lawned area, and a secluded seating space at the bottom of the garden, perfect for relaxing or entertaining.

The property is FREEHOLD and has an EPC rating of D.









Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales					

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.