



17 Park Avenue, Prescot, L35 4LH

Offers Over £250,000

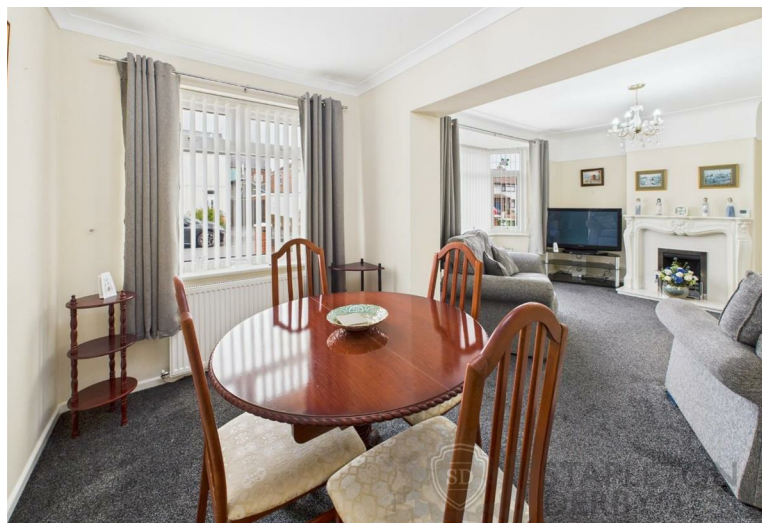


Nestled within a peaceful cul-de-sac and just moments from the heart of the ever-desirable Rainhill Village, this charming property offers a wonderful opportunity for buyers seeking a well-connected, yet peaceful, place to call home. Boasting immediate access to local shops, highly rated schools, train stations, bus routes and major motorway links, Park Avenue is perfectly positioned for convenience without compromising on privacy and community feel.

The property comprises a welcoming entrance hallway leading to a bright, functional kitchen with handy side access. The spacious living room and dining area flow beautifully into a conservatory that connects the rear garden. The property offers two generously sized double bedrooms, along with a family bathroom, providing comfortable and practical living for individuals, couples or small families. Externally, the home benefits from off-road parking and a well-kept, low maintenance front garden, while the rear garden offers a private retreat complete with storage sheds and easy-care landscaping — ideal for those seeking outdoor space without the upkeep.

Offered as a FREEHOLD property with an EPC to be confirmed, this is a home not to be missed.

Viewing is essential to truly appreciate what this home has to offer. Get in touch with Stapleton Derby today to arrange your private tour.



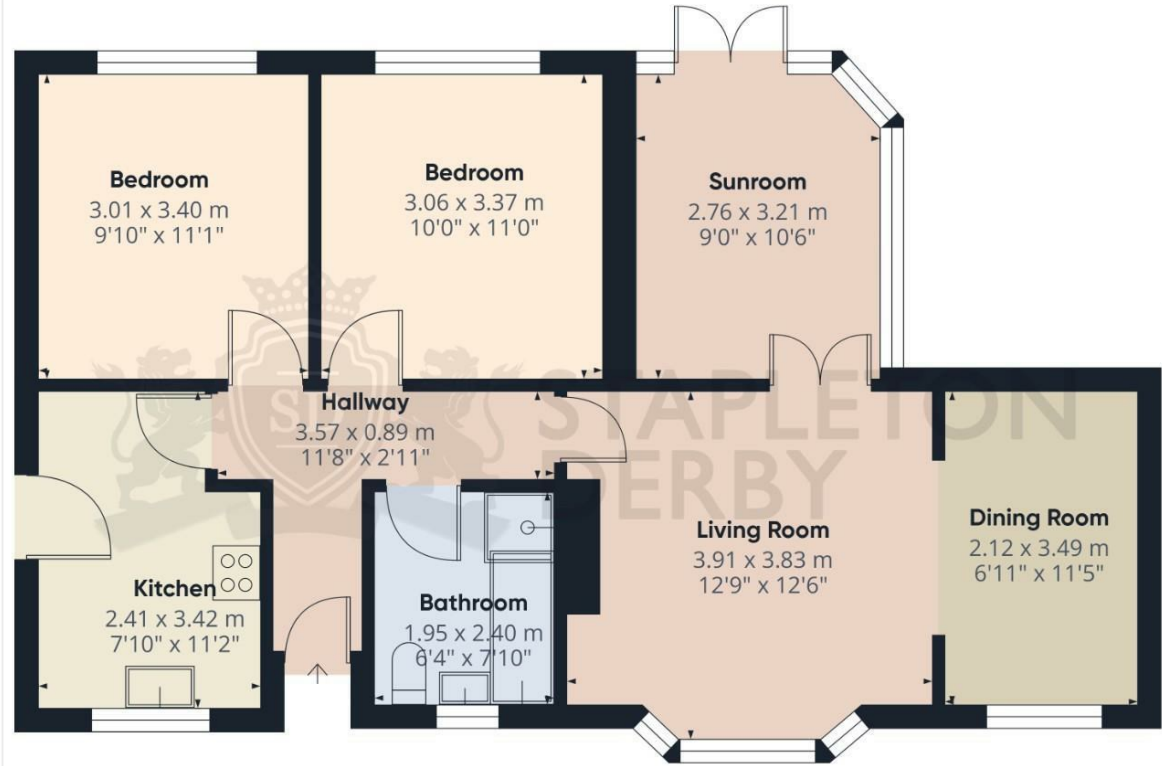






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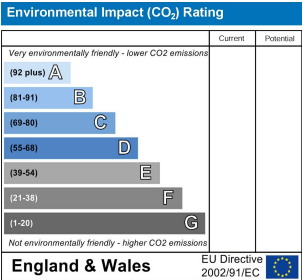
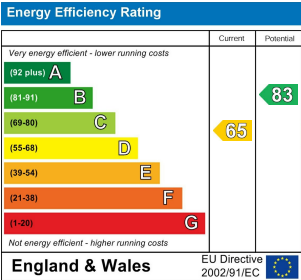
Approximate total area⁽¹⁾
69.3 m²
747 ft²

(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



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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.