



8 Whitmoor Close, Prescot, L35 6PQ
Asking Price £299,995

 **STAPLETON
DERBY**

Nestled in a highly sought-after cul-de-sac in Rainhill, this beautifully extended three-bedroom semi-detached property offers generous living accommodation, a substantial garden, and a prime location with excellent access to local amenities, transport links, and motorway connections.

Perfectly suited for family living, the property has been thoughtfully extended, providing ample internal space and versatile rooms to suit a range of lifestyles. Upon entering, you are welcomed by a bright entrance hallway which leads to a convenient downstairs WC. The spacious living room provides a warm and inviting setting, while the dining room, with its dual-aspect outlook, enjoys views over the stunning rear garden, creating a perfect space for both family meals and entertaining guests. The kitchen is complemented by a separate utility room, which also benefits from an additional shower. To the first floor, the property boasts three substantial double bedrooms, including a principal bedroom with its own ensuite bathroom. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the home continues to impress. There is off-road parking to the front along with a lawned area and side access. The real highlight of this property is the rear garden — a beautifully maintained and expansive outdoor space, offering endless possibilities for families, keen gardeners, or those who simply enjoy relaxing outdoors.

This is a property that truly needs to be seen to be fully appreciated. Its combination of location, size, and outdoor space makes it a rare opportunity in this popular area.

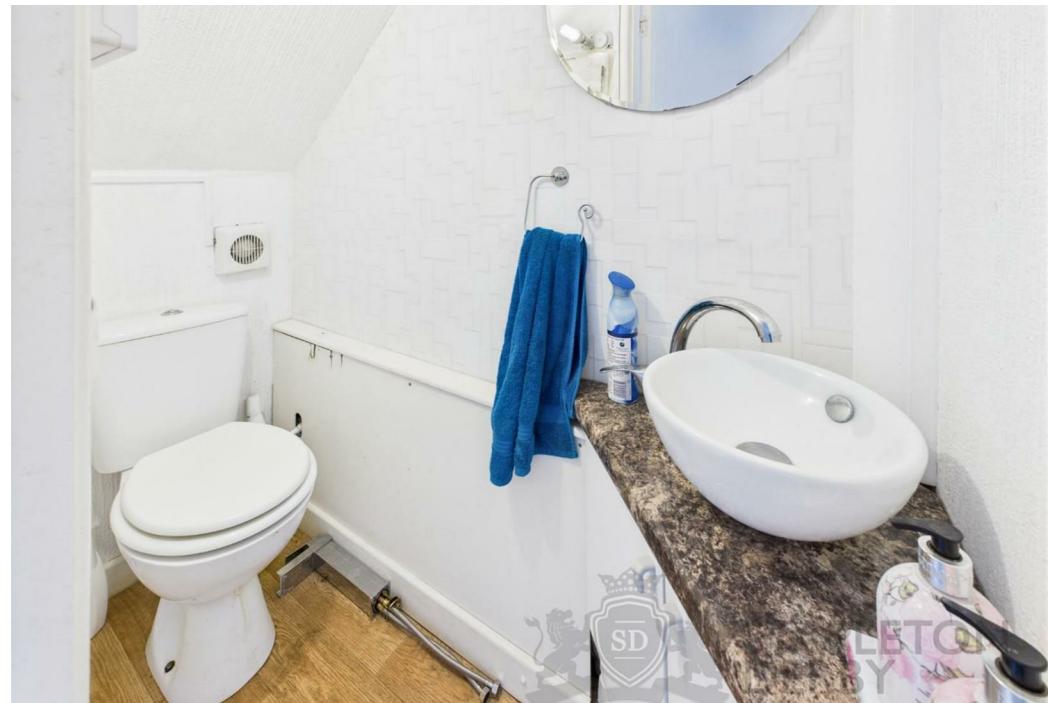
Tenure: TBC

EPC Rating: TBC





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Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
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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.