



6 Nidderdale Avenue, Prescot, L35 4NS

Offers Over £310,000



Stapleton Derby are pleased to offer this beautifully extended, 3/4 bedroom, semi-detached home that offers an abundance of family accommodation. Located in a highly sought-after area, it benefits from close proximity to excellent schools, convenient public transport links, and nearby motorway access. This spacious property must be viewed to appreciate its generous and flexible living spaces.

Set over three floors, the home features an inviting entrance porch, hallway, downstairs WC, a bright and airy front lounge, a versatile second reception room which is currently being used as a fourth bedroom, a well-appointed and expansive fitted kitchen, utility room, snug and dining room. Upstairs, the first floor boasts two well-sized bedrooms, two of which include en-suite facilities, while the master bedroom further benefits from a walk-in wardrobe and duel outlook, a fantastic family bathroom with both a bath and shower completes this level. A staircase, from the existing third bedroom, has been converted to a walk-through wardrobe with staircase that leads to the loft room, offering additional versatility bedroom space. Externally, the rear, private garden, is designed for entertaining, featuring an impressive bar, hot tub, patio, and a lawned area—ideal for social gatherings. To the front, there is a driveway and a further lawned space.

Early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer  
Lease currently being renewed - length TBC





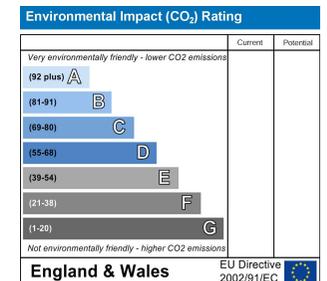
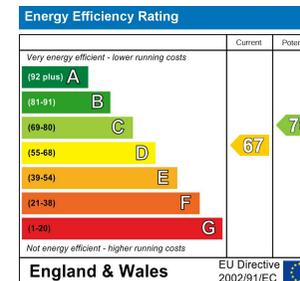
STAPLETON  
DERBY





STARPLETON  
DERBY

**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.