



4 Nidderdale Avenue, Prescot, L35 4NS
Asking Price £285,000

Stapleton Derby are delighted to present this substantially extended four-bedroom semi-detached home, nestled in a highly desirable location. Offering generous and flexible family accommodation, it benefits from close proximity to excellent schools, reliable public transport links, and convenient motorway access.

Inside, the property welcomes you with a porch and entrance hallway that lead into a spacious living room and dining area, flowing into the kitchen area. The ground floor also includes access to an integral garage, where the downstairs WC is discreetly located. Upstairs, the extension has transformed the layout to include four well-proportioned bedrooms, a family bathroom, and a separate shower room and WC. With thoughtful reconfiguration, there's potential to create a master suite with ensuite or even a fifth bedroom. Outside, the front of the home provides off-road parking, a garden, and garage access, while the rear enjoys a private garden and paved area—ideal for relaxing or entertaining.

Tenure is Freehold with Chief Ground Rent, and the EPC rating is to be confirmed. Early viewing is highly recommended to appreciate the scale and versatility of this exceptional home.









Stapleton Derby

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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	EU Directive 2002/91/EC

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.