



19 Sundale Avenue, Prescot, L35 7JY

Asking Price £350,000

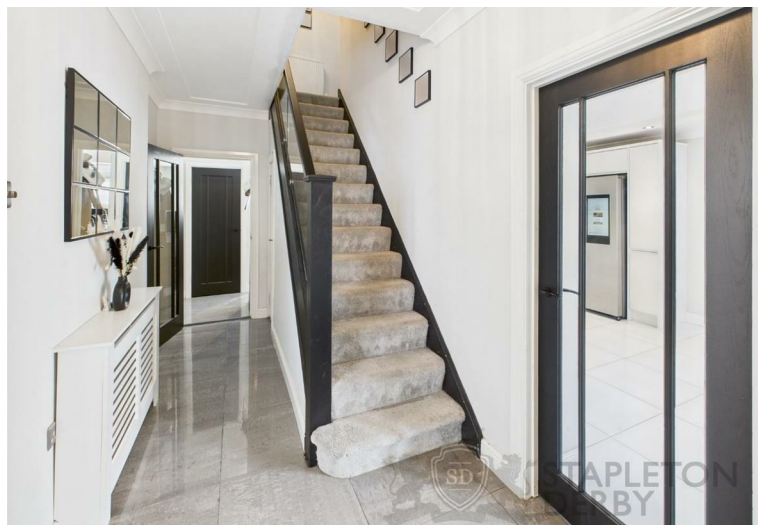


this beautifully extended five-bedroom semi-detached property offers generous living accommodation, finished to an exceptional standard throughout. Perfectly positioned for family life, the property benefits from excellent local transport links, easy access to major motorway networks, and is within walking distance to Whiston Hospital.

Upon entering the property, you are welcomed by a spacious porch leading through to a bright and inviting entrance hallway, the living room enjoys a dual aspect, with windows to both the front and rear. The heart of this home is the open plan kitchen and dining area, designed with both style and practicality in mind, featuring high quality fittings and ample space for family dining and entertaining. A separate utility room provides valuable additional space, while a convenient downstairs WC completes the ground floor. To the first floor, you will find five well-proportioned bedrooms, two of which benefit from contemporary fitted wardrobes, providing excellent storage solutions. The family bathroom has been finished with modern fixtures and fittings, creating a sleek and comfortable space. Bedroom five offers a unique feature, with stairs leading to a versatile attic area, making it an ideal duplex room for a growing family, home office or hobby space.

Externally, the property continues to impress. The front of the home offers off-road parking for multiple vehicles, alongside a neatly maintained lawn. The rear garden has been thoughtfully landscaped with a stepped design, incorporating a large patio area ideal for outdoor dining and entertaining, a raised lawn, and an additional seating area to the rear — creating a perfect space for families to enjoy all year round.

This outstanding home is being sold as Freehold and comes with an EPC rating to be confirmed. A truly impressive family property, both inside and out, viewings are highly recommended to fully appreciate everything this stunning home has to offer.











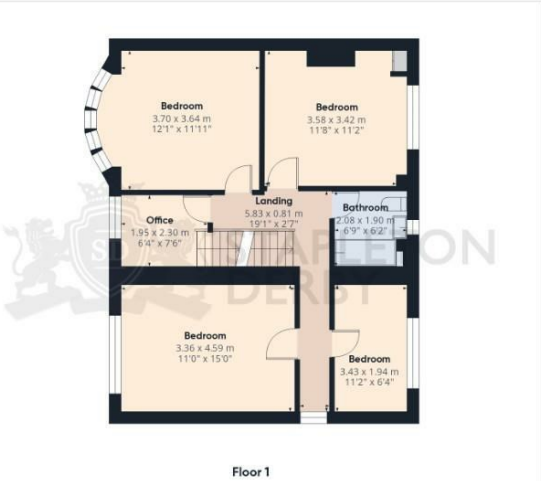
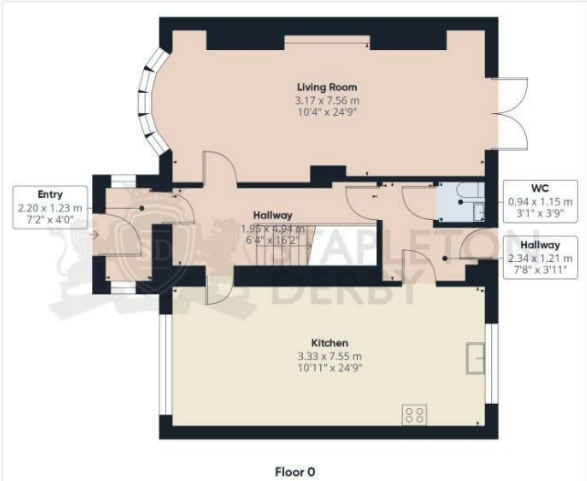




STAPLE  
DERBY



Stapleton Derby  
497 Warrington Road Rainhill, Merseyside, L35 0LR  
Tel: 0151 430 0717  
office@stapletonderby.co.uk  
www.stapletonderby.co.uk



Approximate total area<sup>(1)</sup>  
158.1 m<sup>2</sup>  
1700 ft<sup>2</sup>

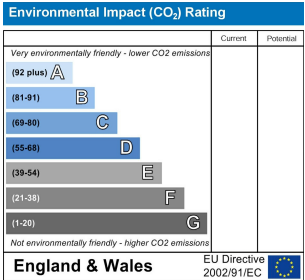
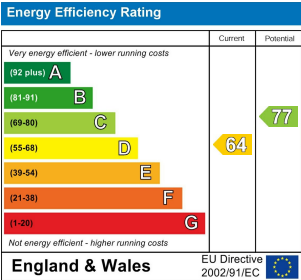
Reduced headroom  
10.1 m<sup>2</sup>  
109 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.