



22 Toftwood Avenue, Prescott, L35 0PU

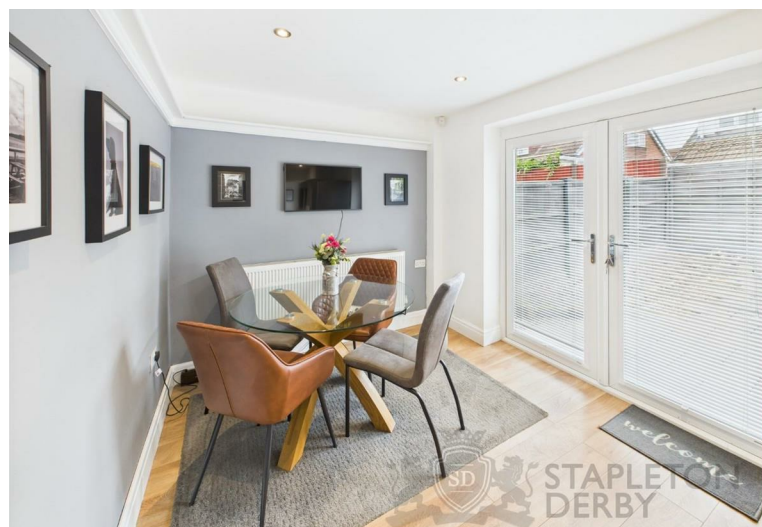
Offers Over £250,000



This attractive three/four bedroom semi-detached property on Toftwood Avenue, Rainhill, Prescot, offers spacious and versatile living in a highly sought-after location. Situated close to excellent schools, local amenities and superb transport links, it is an ideal home for families and professionals alike.

The property features a welcoming porch leading into an entrance hallway, a comfortable living room, and a flexible ground floor room which can be used as a bedroom, study or additional lounge. At the heart of the home is a modern open plan kitchen and dining area, perfect for family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the front of the property provides off-road parking for two to three vehicles, while the rear offers a paved garden, presenting a blank canvas ready for personalisation.

This freehold home has an EPC rating of C and represents a fantastic opportunity to purchase in one of Rainhill's most desirable areas.





Calories

Hangry

Snaccident

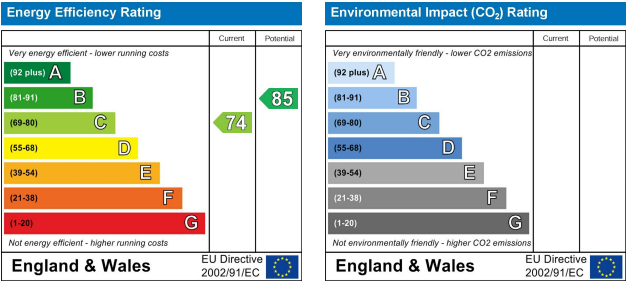


STAPLETON
DERBY





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.