



21 Allendale Avenue, Prescot, L35 4QL

Asking Price £285,000





## PERFECT FAMILY HOME – HIGHLY SOUGHT-AFTER LOCATION

Stapleton Derby is proud to present this beautifully extended three/four-bedroom semi-detached property, ideally situated in the heart of Rainhill. Well maintained throughout, this home offers excellent access to local amenities and major motorway links, making it perfect for commuters to both Liverpool and Manchester.

The ground floor comprises a welcoming porch, a bright and spacious lounge, and versatile separate accommodation with its own bathroom – ideal as an additional lounge, fourth bedroom, or home office. To the rear, the open-plan kitchen and dining area create a fantastic space for family living and entertaining. Upstairs, there are three generously sized bedrooms and a stylish family bathroom. Externally, the property benefits from off-road parking to the front, along with a large rear garden featuring astro-turf, a patio seating area, and additional side space – perfect for outdoor relaxation and family activities.

**FREEHOLD** – Early viewing is strongly recommended to appreciate everything this wonderful home has to offer!











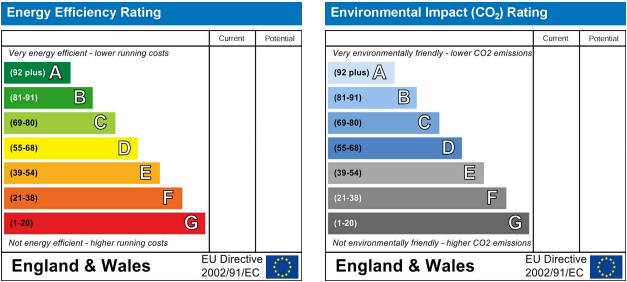
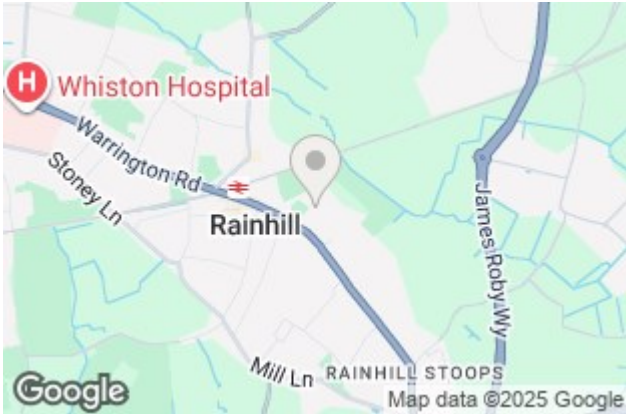




STAPLETON  
DERBY



**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.