



6 Railton Close, Prescot, L35 0QD  
Asking Price £290,000



Nestled within the sought-after cul-de-sac of Railton Close, Rainhill, Prescot, L35 0QD, this unique three-bedroom semi-detached home presents a rare opportunity to secure a property with a truly substantial garden—something rarely available in this desirable location. Perfectly positioned for families and commuters alike, the area boasts excellent transport links, reputable schools, and a wealth of local amenities, all within easy reach.

The property opens into a welcoming entrance hallway, leading to a spacious living room, a well-appointed kitchen, a dedicated dining room, and a charming rear lounge that overlooks the garden. Upstairs, the first floor offers three bedrooms and a family bathroom, providing comfortable accommodation for a growing household. Externally, the front of the property features off-road parking, a neat lawn, side access to the rear, and a detached garage. To the rear, the standout feature is the expansive garden, complemented by a patio area and garage access via side gate - ideal for outdoor entertaining, gardening enthusiasts, or future development potential.

Offered as leasehold with EPC D, this home is brimming with possibility and is perfectly suited to those seeking their forever home in a peaceful yet well-connected setting.





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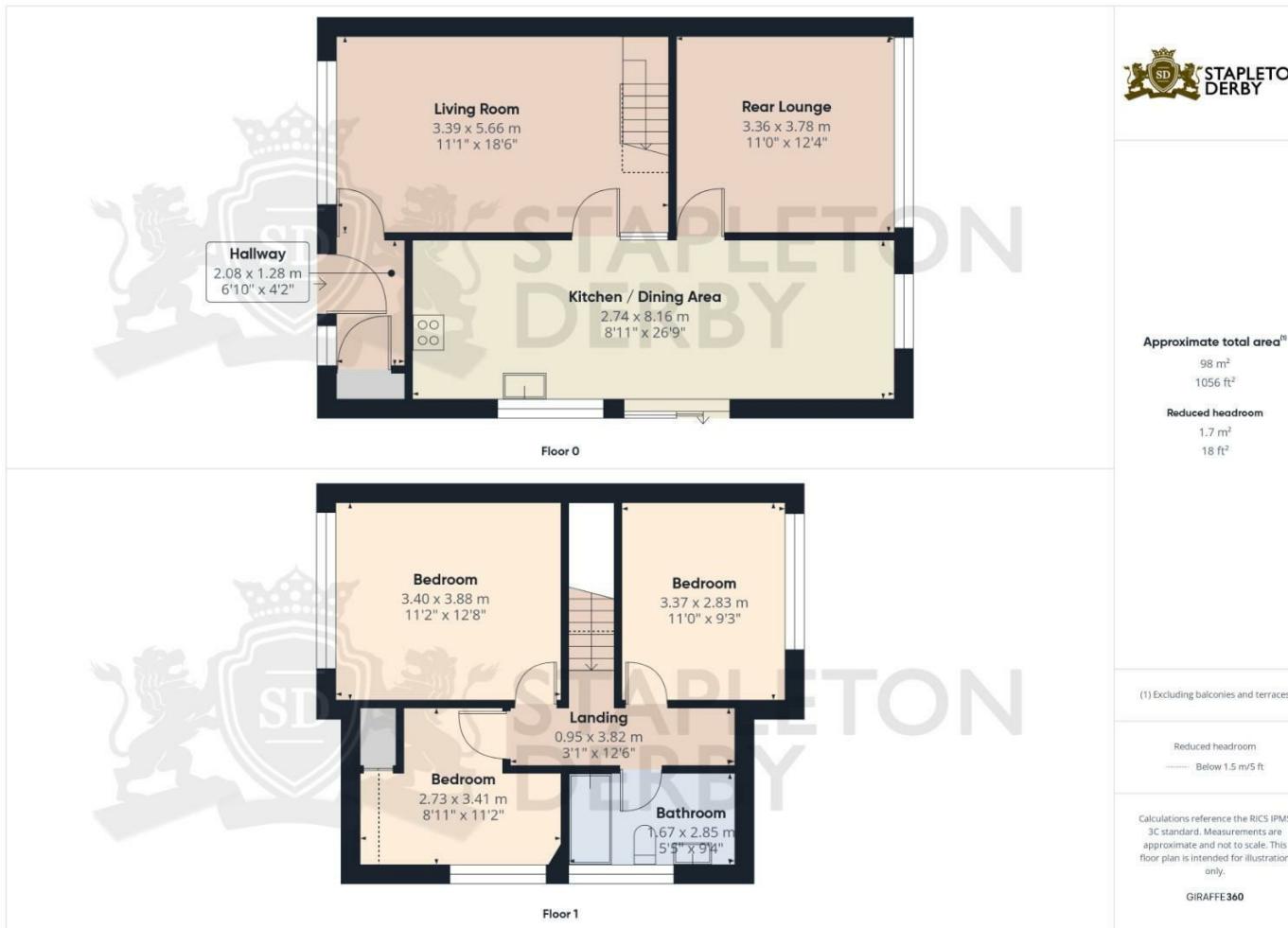
## Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	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.