



20 Tarlton Close, Prescot, L35 8QB  
Asking Price £230,000



STAPLETON  
DERBY

Nestled at the end of a quiet cul-de-sac, this unique property on Tarlton Close, Rainhill, offers a rare opportunity with huge potential. Having already been extended, the home provides generous living space and further scope for development to the side, subject to the necessary approvals, making it an ideal purchase for buyers looking to create their perfect family home.

The accommodation begins with a welcoming porch and entrance hallway, leading into a spacious living room and a separate dining room. A downstairs bathroom adds convenience, while the kitchen completes the ground floor layout. To the first floor, there are three well-proportioned bedrooms along with a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking, a lawned garden, access to a detached garage and a pathway leading to the rear. The rear garden enjoys a private aspect with a patio area, lawn and sheds, making it a delightful outdoor space for relaxation or entertaining.

Offered for sale on a **FREEHOLD** basis, with an EPC rating to be confirmed, this property presents an exceptional opportunity and must be viewed to be fully appreciated.









STAPLETON  
DERBY

## 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		
(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	
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### 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.