



44 Mooreway, Prescot, L35 6PD

Asking Price £265,000



**STAPLETON
DERBY**

Located in one of Rainhill's most sought-after areas, Mooreway presents an excellent opportunity to acquire an extended semi-detached property with a substantial garden. The area is highly regarded for its excellent amenities, well-regarded schools, convenient transport links and easy motorway connections, making it a superb choice for families and commuters alike.

The accommodation begins with a spacious porch leading into a welcoming entrance hallway with an under-stairs WC. The living room is positioned to the front, while to the rear there is a versatile dining/rear lounge that opens into the kitchen with dining area, creating a sociable and practical space for everyday living. To the first floor, the property offers three well-proportioned bedrooms alongside a family bathroom, all benefitting from the generous layout of the home.

Externally, the property boasts gated off-road parking with side access, while the rear is where the true highlight lies—a substantial garden featuring a patio area, pond and a detached garage, making it ideal for relaxation, outdoor entertaining and family activities.

With a generous floor plan, versatile layout and huge potential for further improvement, this Freehold home with EPC rating D is a rare find in such a desirable location.

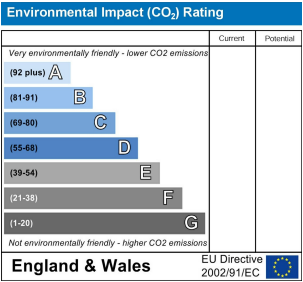
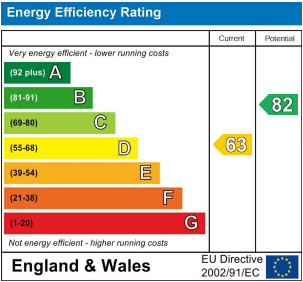








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