



2 Stonecross Drive, Prescot, L35 6DD
Offers Over £750,000

 **STAPLETON
DERBY**

Occupying a commanding corner position, this substantial five-bedroom detached home has been extensively upgraded to create a truly unique family residence. Ideally located for amenities, schools, transport links, and motorway access, it perfectly blends modern design with practical living.

A welcoming porch opens into the hallway, where parquet flooring sets the tone for the home's high-quality finish. The ground floor offers a downstairs WC, a versatile front lounge/cinema room, and a recently renovated main living room with bespoke feature lighting. From here, the space flows into the open-plan kitchen, dining, and conservatory area, filled with natural light. The sleek kitchen includes integrated appliances, a dedicated wine and champagne store, and is complemented by a large utility and laundry room with drying racks. Upstairs, five well-proportioned bedrooms include a master suite with built-in wardrobes and a stylish ensuite. One bedroom is currently used as a walk-in wardrobe and another as a home office, alongside a contemporary family bathroom.

Externally, the home makes a striking impression. A brand-new electric gated entrance with intercom opens onto a newly laid resin driveway, bordered by English Yew hedging for privacy. The driveway accommodates multiple vehicles and offers both garage and side access. To the rear, a substantial garden boasts a lawn, two patio areas, rear garage access, and feature lighting – ideal for family living and entertaining.

Further highlights include a new roof with dry ridge and valley system, CCTV, Lightwave smart switches, upgraded lighting, Rockdoor exterior doors, and an external Woodford hot/cold water mixer tap. The property is offered Freehold with EPC rating C – early viewing is strongly advised.





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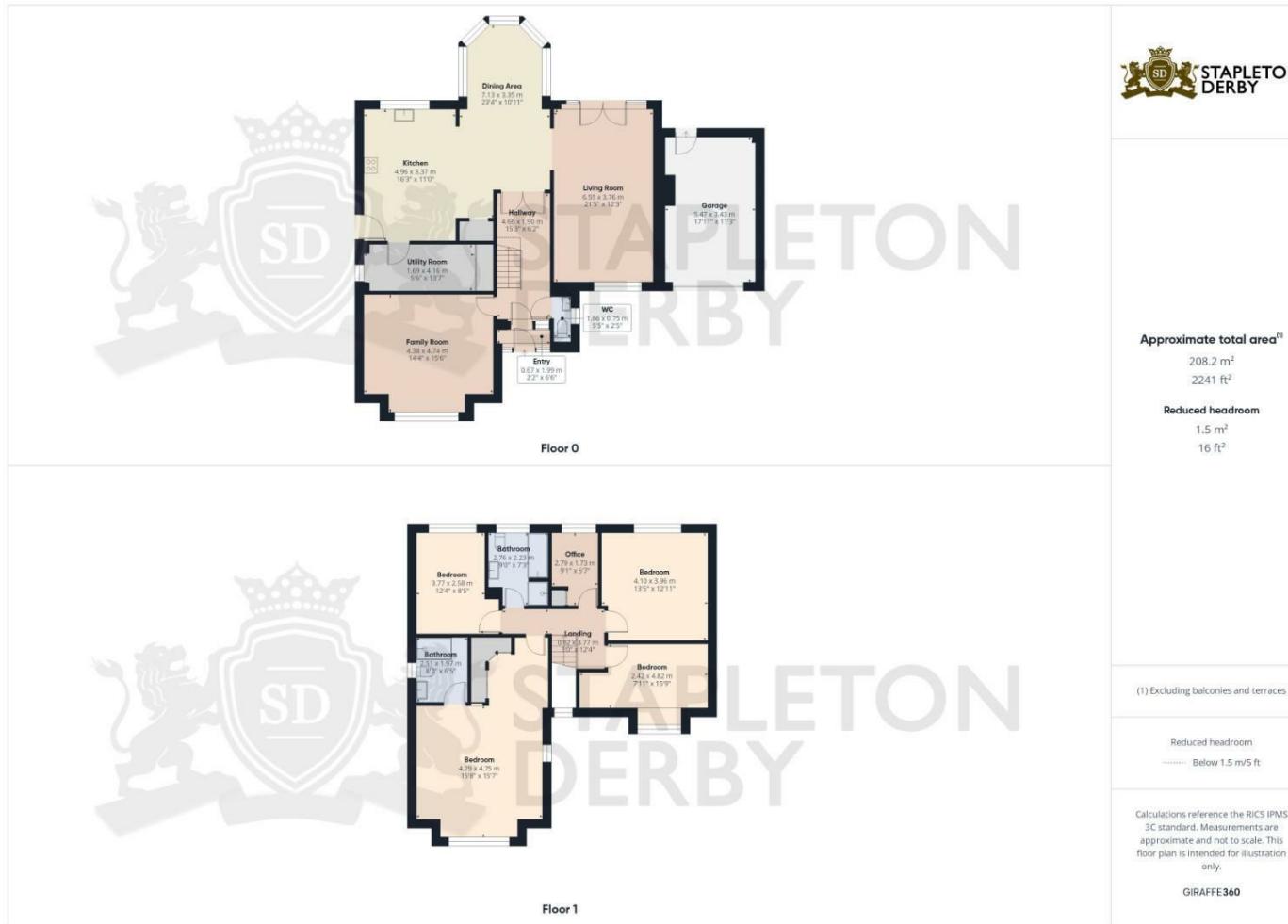
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)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