



44 Mooreway, Prescot, L35 6PD  
Asking Price £265,000

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.









## Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



| Energy Efficiency Rating   |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|---|--|-----------|
|  |   | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus)                     | A |  | 82        |
| (81-91)  | B |  |           |
| (69-80)  | C |  |           |
| (55-68)  | D |  |           |
| (39-54)  | E |  |           |
| (21-38)  | F |  |           |
| (1-20)   | G |  |           |
| Not energy efficient - higher running costs                                  |   | EU Directive 2002/91/EC                        |           |
| England & Wales  |   | EU Directive 2002/91/EC                        |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) |   | EU Directive 2002/91/EC                        |           |
| (81-91)  |   | EU Directive 2002/91/EC                        |           |
| (69-80)  |   | EU Directive 2002/91/EC                        |           |
| (55-68)  |   | EU Directive 2002/91/EC                        |           |
| (39-54)  |   | EU Directive 2002/91/EC                        |           |
| (21-38)  |   | EU Directive 2002/91/EC                        |           |
| (1-20)   |   | EU Directive 2002/91/EC                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |   | 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.