



22 Garsdale Avenue, Prescot, L35 4QE
Asking Price £240,000

 **STAPLETON
DERBY**

This extended three-bedroom semi-detached home on Garsdale Avenue, Rainhill, Prescot, L35 4QE, is beautifully presented and situated in one of the area's most sought-after locations. Close to a range of local amenities, highly regarded schools, parks, shops, excellent transport links and easy motorway access, it offers both convenience and comfort for family living.

The accommodation comprises a welcoming entrance hallway, a spacious living room, a dining room and a fitted kitchen. To the first floor there are three well-proportioned bedrooms along with a family bathroom. Externally, the property enjoys a driveway providing off-road parking, a lawned garden to the front and side access. To the rear, there is a private garden that provides an excellent outdoor space, together with a detached garage.

Offered for sale on a freehold basis with EPC rating D, this is a wonderful opportunity to purchase a family home in a highly desirable part of Rainhill.









Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ 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.