



4 Mill Hey, Prescot, L35 6DB
Offers Over £675,000

 **STAPLETON
DERBY**

Situated in Rainhill Village, renowned for its picturesque surroundings and affluent community, this home is nestled within a tranquil and sought-after location. With its convenient proximity to essential amenities, including doctors, gourmet restaurants, and reputable schools, this property perfectly combines the allure of suburban living with urban convenience.

As you enter the property, luxury and modern living stands out. The entrance hall leads on to a spacious sitting room, with mood lighting and feature fireplace, creating a warm and inviting atmosphere throughout. This luxury L-shaped kitchen with its elegant dining area and cozy sitting area is a haven of style and comfort, combining functionality with luxury to create a truly exceptional space for culinary delights, social gatherings, and relaxation.

Upstairs comprises three well-proportioned bedrooms. The master bedroom is generously sized and includes a dressing-room and en-suite. The remaining two bedrooms are also spacious and feature large windows that invite in natural light. These bedrooms share a well-appointed family bathroom.

Externally, the property boasts off road parking and a large double garage with CCTV for peace of mind. To the rear, the property boasts a low maintenance landscaped garden, offering a private oasis for relaxation and outdoor entertainment.

Solar panels which generate clean electricity and can lead to substantial cost savings on monthly utility bills are a welcome addition. There is a dual nest thermostat installed allowing full control over the internal climate which runs off a whole house wifi hub setup.

In summary, this luxury three-bedroom detached home in Rainhill Village presents a rare opportunity for those seeking an extraordinary residence. Don't miss your chance to own a prestigious home in this highly sought-after community.









Stapleton Derby

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	91
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.