



15 Dee Road, Prescot, L35 9LG
Asking Price £195,000

ASD



**STAPLETON
DERBY**

Located on Dee Road, in a sought-after part of Rainhill, Prescot, this three-bedroom semi-detached property offers an exciting opportunity for a buyer looking to create a home tailored to their own style and needs. In need of some modernisation, the property provides a blank canvas with great potential throughout.

The accommodation briefly comprises an entrance hallway leading to a spacious living room, a dining room, kitchen and a small pantry. To the first floor, there are three well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a front garden with side access to the rear; there is scope for off-road parking subject to the necessary approvals. To the rear, there is a generous garden with a patio area and outbuildings offering additional storage.

This freehold property has an EPC rating of D. Viewings are highly recommended to appreciate the potential on offer, so book your appointment today.









Stapleton Derby

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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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			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.