



19 Batey Avenue, Prescot, L35 8LT
Asking Price £190,000

FREEHOLD – NO CHAIN Ideal for Investors, Families, or First-Time Buyers

Stapleton Derby are delighted to present this EXTENDED three-bedroom mid-terraced home, offered FREEHOLD and with NO CHAIN, perfectly situated in the heart of Rainhill. The property boasts a prime location with excellent access to major transport links, railway stations, highly regarded schools, and a range of local amenities.

The accommodation includes an entrance hallway, a downstairs WC and storage room, a spacious living area, and a modern kitchen. Upstairs, there are two generous double bedrooms a third bedroom and a family bathroom. Externally, the property benefits from off-road parking to the front and a well-maintained rear garden with a seating area.

This property is vacant and ready to move in, making it an excellent opportunity for a variety of buyers. Viewing is highly recommended to appreciate the space and potential on offer.

FREEHOLD | NO CHAIN | EPC Rating: C





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Approximate total area⁽¹⁾
67.2 m²
723 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	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	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.