



42 Deepdale Drive, Prescot, L35 4NW
Offers Over £300,000

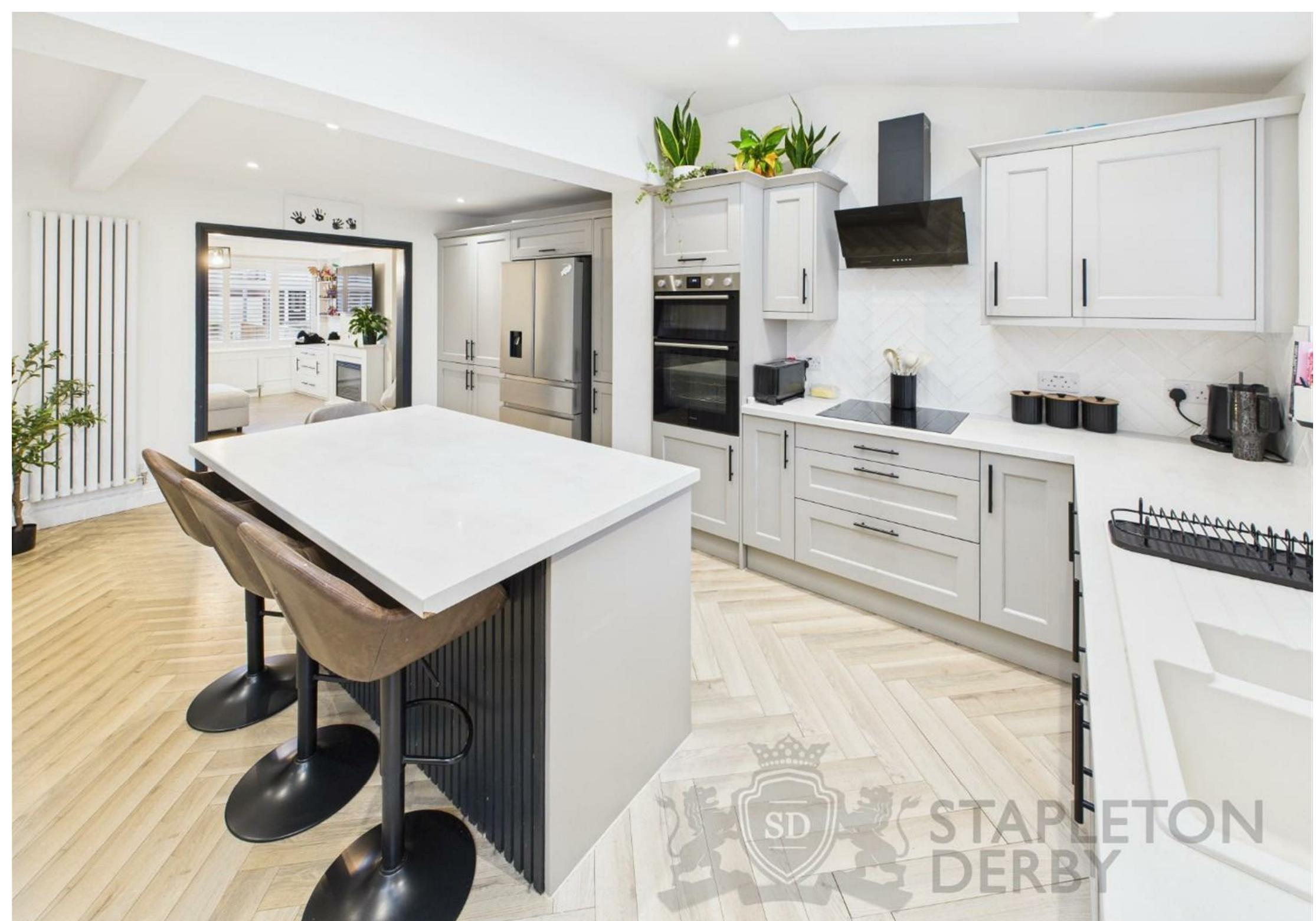
 **STAPLETON
DERBY**

Deepdale Drive an exceptional three-bedroom semi-detached home that has been renovated and extended to the highest possible standard. Situated within the highly desirable Jones Estate in Rainhill, the property benefits from close proximity to local shops, excellent transport links, and convenient motorway access, making it an ideal location for families and commuters alike.

The accommodation begins with a porch and welcoming entrance hallway leading into a stylish living room. To the rear, the property opens into a stunning open-plan kitchen, dining, and snug area, offering a modern and versatile space perfect for everyday living and entertaining. The ground floor is finished with beautiful parquet flooring throughout and complemented by elegant wall panelling, showcasing the outstanding level of craftsmanship and attention to detail present in every room. To the first floor, the high-quality renovation continues with three well-proportioned bedrooms, each finished to an excellent standard, along with a beautifully appointed family bathroom. Externally, the property offers off-road parking to the front and convenient side access. The rear garden is private and well maintained, featuring a lawned area and patio ideal for outdoor dining or relaxation.

This property is truly exceptional in both finish and design. It must be viewed to fully appreciate the quality and care that has gone into its renovation.





STAPLETON
DERBY





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| 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.