



87 Deepdale Drive, Prescot, L35 4NN
Asking Price £270,000



STAPLETON
DERBY

Stapleton Derby are pleased to bring to the market this attractive three-bedroom semi-detached home. Ideally located close to highly regarded schools and a range of local amenities, the property also benefits from excellent transport links, including easy access to the M62 motorway connecting Liverpool and Manchester.

The accommodation briefly comprises an entrance hallway, a spacious living room, separate dining room and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property offers a driveway providing off-road parking to the front, garage and side access to the rear. To the rear, a generously sized garden featuring a lawn and patio area.

Presented in excellent condition throughout, this property is ready for its new owners to move straight in while adding their own personal touches. Viewing is highly recommended to fully appreciate what this home has to offer. The property falls within Council Tax Band C and EPC- B









STAPLETON

Stapleton Derby

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	85
(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.