



STAPLETON

1 Danby Fold, Prescot, L35 9LY
Asking Price £290,000

SD
STAPLETON
DERBY

Set on a private corner plot in a highly desirable Rainhill location, this three-bedroom detached home offers well-proportioned accommodation ideal for families and those seeking a quiet residential setting. Conveniently positioned close to local amenities, well-regarded schools, and excellent transport links, the property combines comfort, space and practicality both inside and out.

The accommodation briefly comprises: entrance hallway, downstairs WC, dining room, kitchen, and a generous living room. To the first floor, there are three double bedrooms and a family bathroom, providing flexible space for family life, home working, or guests. Externally, the property benefits from a lawned front garden and a side driveway providing off-road parking for two cars. To the rear, there is a detached garage, along with an enclosed garden and patio area—perfect for outdoor dining, entertaining, or family use.

FREEHOLD - Council Tax Band: D - EPC Rating: D

Early viewing is recommended to appreciate the plot position, space and location on offer.









Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)		Very environmentally friendly - lower CO ₂ emissions (92 plus)	
(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		EU Directive 2002/91/EC	
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.