



134 Rainhill Road, Prescot, L35 4PJ
Asking Price £199,995

 **STAPLETON
DERBY**

This property on Rainhill Road is a well-presented three-bedroom mid-terrace property located just a short distance from the heart of Rainhill Village. Its position offers excellent convenience for local amenities, including Rainhill train station, shops, cafes, and schools, making it an ideal home for families, commuters, or those seeking a central location.

The property welcomes you with a porch that leads into an entrance hallway. From here, you step into a spacious living room that flows through to a separate dining room, offering a comfortable and versatile layout ideal for everyday living. The kitchen sits to the rear and provides access to a bright conservatory, which enjoys views of the garden and adds valuable additional living space. To the first floor, there are three well-proportioned bedrooms. One of the bedrooms benefits from a staircase leading to an attic room, providing excellent potential for use as an office, hobby space, or further storage. A family bathroom completes the upper floor. Externally, the property features off-road parking to the front, along with side access leading to the rear. The rear garden is a notable feature, offering a generous outdoor space with a patio area and a summer house positioned at the far end, perfect for relaxation or outdoor entertaining.

The property is offered on a **FREEHOLD** basis, with the EPC rating to be confirmed.









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		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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.