



STAPLETON
DERBY

7 Birnam Drive, Prescot, L35 0PR
Asking Price £275,000

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Birnam Drive is an extended semi-detached home situated in one of Rainhill's most sought-after residential areas. Perfectly positioned, the property offers convenient access to excellent local amenities, including well-regarded schools, shops, public transport, and motorway links, making it ideal for families and commuters alike.

Upon entering, you are welcomed by a spacious porch leading into an inviting entrance hallway. The ground floor features a bright and comfortable living room that flows through to a separate dining room, creating a versatile space for both everyday living and entertaining. The extended kitchen provides additional room and functionality, offering ample storage and work surfaces. To the first floor, there are three well-proportioned bedrooms, each offering plenty of natural light. The accommodation is completed by a modern family bathroom. Externally, the property benefits from off-road parking for multiple vehicles and access to the garage at the front. The rear garden is of a good size and features a patio area, perfect for outdoor dining or relaxation, along with side access leading back to the front of the property.

The property is FREEHOLD and EPC: TBC, making it an excellent long-term investment in a highly desirable location.









Stapleton Derby

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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		
(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

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.