



9 Maple Grove, Prescot, L35 5BB

Asking Price £185,000



Situated in a quiet and sought-after cul-de-sac in Prescot, L35 5BB, this three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, families, or investors alike. The property is ideally located close to a range of local amenities including a nearby shopping retail park, reputable schools, transport links, motorway access, and Whiston Hospital.

The accommodation briefly comprises an entrance hallway leading to a comfortable living room, a fitted kitchen, and useful storage space. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a front yard/garden with side access leading to the rear. The rear of the property boasts a generous garden with patio area, ideal for outdoor entertaining or family use.

Additional benefits include chain-free status, freehold tenure, and EPC TBC.

Certain images include AI-assisted enhancements to improve lighting and presentation.









FOR SALE
STAPLETON
DERBY
0151 430 0212



ETC



Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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		

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			
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Not environmentally friendly - higher CO ₂ emissions			
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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.