



119 Stephenson Grove, Prescot, L35 9AB
Asking Price £260,000

 **STAPLETON
DERBY**

Stapleton Derby proudly presents this beautifully appointed three-bedroom semi-detached home, perfectly positioned on the ever-popular Stephenson Grove. Thoughtfully styled throughout, the property offers refined living spaces enhanced by modern amenities and contemporary finishes. Situated in the highly sought-after Rainhill area, residents benefit from excellent transport links, access to well-regarded schools, and a wide range of nearby leisure facilities.

The accommodation comprises a welcoming entrance hallway, a convenient downstairs WC, a cosy lounge featuring a stylish media wall, and a spacious modern kitchen-diner complete with a vaulted ceiling. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property offers off-road parking, a lawned frontage with side access, and an EV charging point. The rear garden enjoys a generous layout with a patio area and decking to the far end—ideal for outdoor dining and relaxation.

We highly recommend arranging a viewing to fully appreciate the quality and appeal of this exceptional home. EPC Rating: B





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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		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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England & Wales			

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.