



Dunbeath Avenue, Prescot, Merseyside L35 0QH
£295,000



Stapleton Derby are delighted to offer NEW to the sales market this three bedroom detached home located in the sought after area of Rainhill, close to the M62 motorway with easy access to Liverpool and Manchester and within walking distance to the train station.

Set in a great position with no passing traffic, the property offers spacious accommodation including entrance hall, lounge, study/play room, kitchen/diner and cloaks/wc. To the first floor there are three bedrooms and spacious bathroom with a bath and a separate shower also.

The fantastic large rear garden is a real haven and has a lovely raised patio area for peaceful Alfresco dining. To the front is an imprinted concrete driveway large enough for several cars, which leads to a single garage.

Viewing is a must to appreciate all the property has to offer.

Viewing strictly by appointment only.



Entrance Hall

10'0" x 9'5" x 5'9" (3.05 x 2.88 x 1.77)

Welcoming L shape hall with double glazed front door giving access into the property, with dark wood flooring and the meter cupboard is situated here.

Lounge

20'0" x 10'11" (6.10 x 3.34)

The front lounge is spacious with open staircase up to the first floor, double glazed window, gas fire and feature surround, dark wood flooring.

Study/Play Room

9'8" x 8'9" (2.97 x 2.68)

Located to the front with double glazed window, ideal for use as a study or a separate area for the children.

Kitchen/Diner

20'1" x 11'10" (6.14 x 3.61)

The kitchen is contemporary styled with a range of purple gloss base units and white gloss wall units with wooden work surfaces over, electric hob with chimney extractor fan over, built in oven and microwave, space for fridge/freezer, stainless steel sink and drainer unit, double glazed window overlooking the lovely private garden, double glazed door, spotlights to ceiling and gloss tiled flooring.

The dining area overlooks the garden and has sliding glass patio doors, space for table and chairs, laminate flooring.

Cloaks/wc.

Sliding door into the downstairs cloaks/wc. with hand wash basin and wc., chrome heated towel rail, opaque window, laminate flooring.

First Floor

Open staircase up to the first floor landing, storage cupboard with double doors.

Bedroom One

13'9" x 8'9" (to fitted wardrobes) (4.20 x 2.68 (to fitted wardrobes))

Located to the front elevation with double glazed window, fitted wardrobes.

Bedroom Two

10'9" x 8'10" (3.29 x 2.70)

Located to the front elevation with double glazed window.

Bedroom Three

10'10" x 8'3" (3.32 x 2.54)

Located to the rear elevation with double glazed window, wood flooring.

Bathroom

11'0" x 5'3" (3.36 x 1.61)

A spacious light and airy bathroom comprising; white panel bath, white sink and wc., electric shower and cubicle, chrome heated towel rail, opaque double glazed window, spotlights to ceiling, fully tiled walls and tiled flooring.

Front

Imprinted concrete driveway for parking for several cars, lawn area, access to the garage.

Rear

To the rear there is a fantastic family sized garden with a raised patio area to enjoy peaceful Alfresco dining, large lawn area, rockery and raised borders of mature plants, shrubs and trees, shed to the rear, gated access to the side, fenced boundaries.

Garage

Single garage.



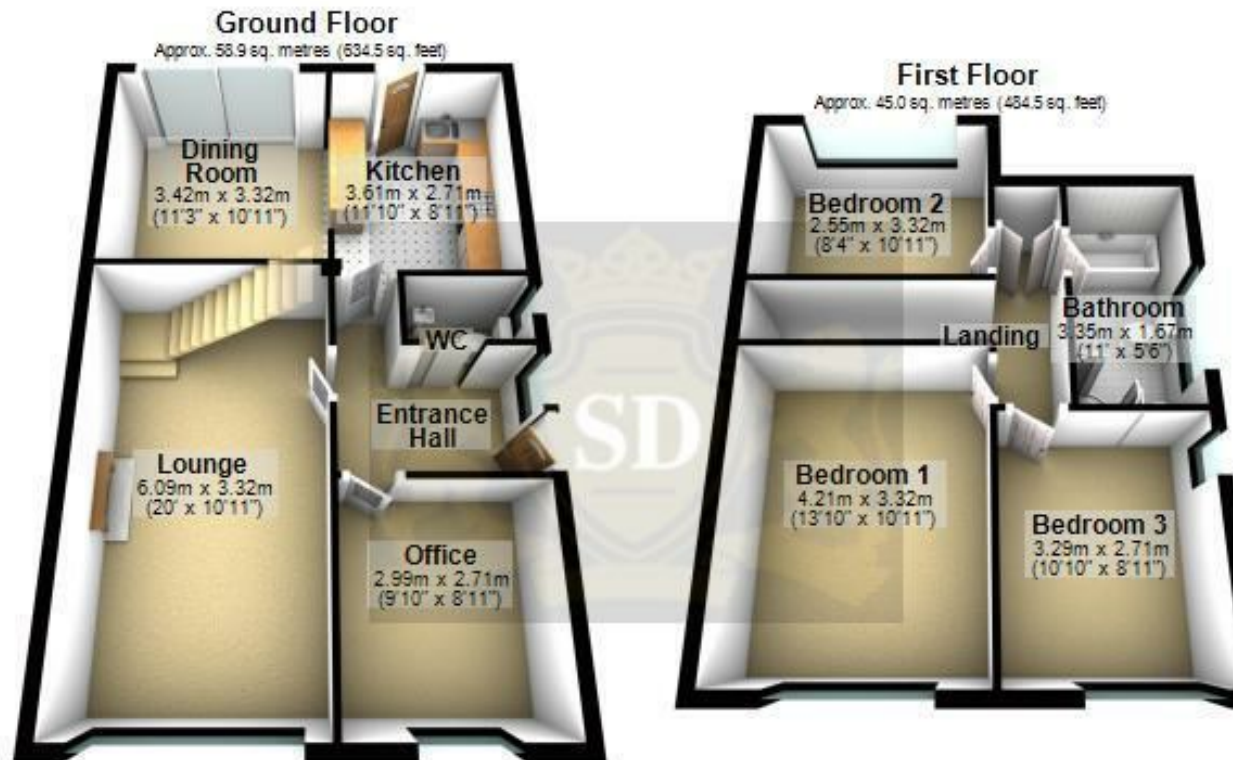




STAPLETON DERBY

Stapleton Derby,
Church Road,
St Helens, WA11 8HD

01744 889 999
office@stapletonderby.co.uk
www.stapletonderby.co.uk



Total area: approx. 104.0 sq. metres (1119.0 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

IMPORTANT NOTE TO PURCHASERS

We endeavour 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.