



# STAPLETON DERBY



Tithebarn Road, Prescot, L34 0EU

£359,995



Stapleton Derby are proud to bring to the market this OUTSTANDING THREE BEDROOM DETACHED property located in the desirable area of Knowsley Village. Situated in close proximity to local amenities, schools, shops and is ideally positioned for transport and commuter links. In brief, the property comprises: Porch, entrance hall, lounge, conservatory, kitchen, WC and second lounge on the ground floor. Three bedrooms and a family bathroom can be found on the first floor. Externally, there is a low maintenance garden to the front with driveway providing space for off-road parking. To the rear is an enclosed landscaped garden. Early viewing is strongly recommended to fully appreciate this home.

- FREEHOLD
- EPC D
- THREE BEDROOMS
- DOWNSTAIRS WC
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX D
- DETACHED
- CONSERVATORY
- SECOND RECEPTION AREA



1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 01744 889 999 Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)