



15 Stonecross Drive, Prescot, L35 6DD

Asking Price £649,995



**STAPLETON
DERBY**

Stapleton Derby proudly presents an expansive four-bedroom home nestled in the sought-after Rainhill neighborhood. This property enjoys a prime location close to local schools, bustling bars, convenient shops, and all the amenities Rainhill has to offer. Plus, it boasts effortless access to the M62 and M57 motorways.

The layout comprises an inviting entry hallway, a convenient downstairs toilet, a cozy living room, a formal dining room, a versatile study, a welcoming reception room, a well-appointed kitchen, a practical utility room, a spacious garage, and a delightful conservatory. Upstairs, discover four generous bedrooms, two of which feature their own en suite bathrooms, alongside a family bathroom.

Outside, the property boasts an extensive garden complete with a patio, lush lawn, garden bar, and a luxurious built-in hot tub. Additionally, there's off-road parking at the front, ensuring peace of mind and security.

To truly grasp the charm and comfort this family abode offers, we highly recommend scheduling a viewing.









Stapleton Derby
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Stonecross Drive
Total Approx. Floor Area 2242 Sq.ft. (208.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
 Approx. Floor Area 1336 Sq.Ft (124.1 Sq.M.)

First Floor
 Approx. Floor Area 906 Sq.Ft (84.1 Sq.M.)

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.