



33 Dunbeath Avenue, Prescot, L35 0QH

Offers Over £299,950



**STAPLETON  
DERBY**

Stapleton Derby proudly presents this charming three-bedroom detached property, situated in the highly sought-after Rainhill area. Boasting a freehold status, this residence offers convenient access to esteemed schools, dining venues, shopping outlets, and various amenities within Rainhill. Its advantageous location ensures effortless commutes to Liverpool and Manchester via the nearby M62 and M57 motorways.

Comprising an entrance hallway, WC, lounge, kitchen/dining area, and office/fourth-bedroom, the property provides a comfortable living space. Upstairs, three generously sized bedrooms and a family bathroom await. Outside, a meticulously maintained garden and an imprinted concrete driveway adorn the front, with ample space for multiple vehicles leading to a single detached garage. Meanwhile, the rear features a large garden and a delightful patio area.

Don't miss the opportunity to explore all that this property has to offer - schedule a viewing today!  
FREEHOLD









**Stapleton Derby**  
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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.