33 Dunbeath Avenue, Prescot, L35 0QH

Offers Over £299,950

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!
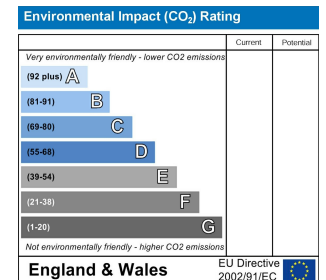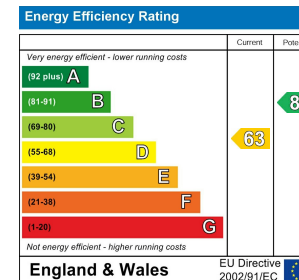FREEHOLD

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STAPLETON DERBY

Ground Floor
Approx. 58.9 sq. metres (634.5 sq. feet)

Dining Room
3.42m x 3.32m
(11'3" x 10'11")

Kitchen
3.61m x 2.71m
(11'10" x 8'11")

WC

Lounge
6.09m x 3.32m
(20' x 10'11")

Entrance Hall

Office
2.99m x 2.71m
(9'10" x 8'11")

First Floor
Approx. 45.0 sq. metres (484.5 sq. feet)

Bedroom 2
2.55m x 3.32m
(8'4" x 10'11")

Bathroom
3.35m x 1.67m
(11' x 5'6")

Landing

Bedroom 1
4.21m x 3.32m
(13'10" x 10'11")

Bedroom 3
3.29m x 2.71m
(10'10" x 8'11")

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		82
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC