



11 The Meadows, Prescot, L35 0PQ

Offers Over £550,000



**STAPLETON
DERBY**

NEW PRICEFREEHOLD***
STUNNING PROPERTY

Stapleton Derby are pleased to introduce this dream home: your ideal traditional four-bedroom detached property with double garage and charming garden.

Nestled within the heart of Rainhill Village, this property enjoys a prime location renowned for its picturesque surroundings and peaceful ambiance. The allure of this sought-after neighbourhood (The Meadows) is further enhanced by its convenient access to a wealth of amenities, including schools, Rainhill Village, and excellent transport links.

The property comprises a porch, hallway, living room, lounge, open plan kitchen/dining and WC. To the first floor, four generous-sized bedrooms, one with ensuite, and a family bathroom. Externally, to the front, a well-maintained front garden and driveway. To the rear, a well-nurtured garden thrives with vibrant flora. Lush green lawns roll gently, lined by colourful flowerbeds that burst with life. Trees provide shade while meandering pathways invite exploration.

To complete this remarkable offering, a double garage provides secure parking and additional storage, catering to the modern homeowner's needs and enhancing convenience.

CCTV and Hive heating controls
Freehold
Viewings highly recommended









Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



11, The Meadows

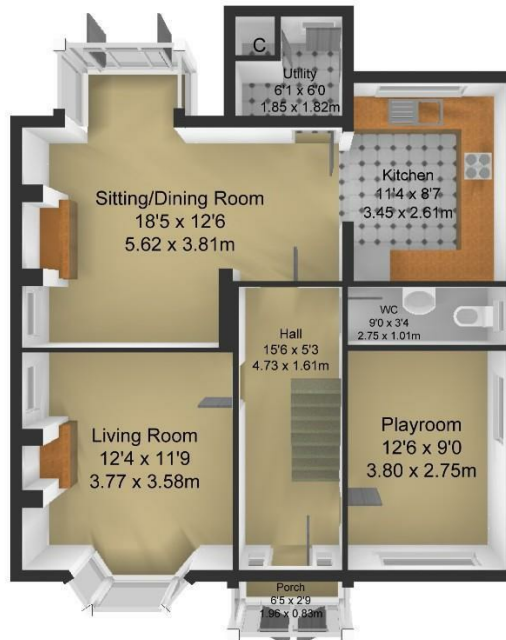
Total Approx. Floor Area 1761 Sq.ft. (163.6 Sq.M.)

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.



Garage
 19'6 x 15'7
 5.94 x 4.74m

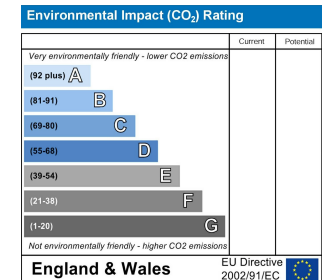
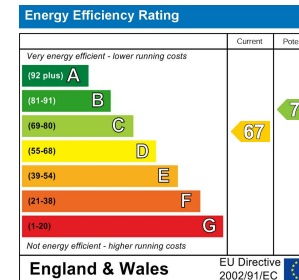
Garage
 Approx. Floor Area 298 Sq.Ft (27.6 Sq.M.)



Ground Floor
 Approx. Floor Area 815 Sq.Ft (75.7 Sq.M.)



First Floor
 Approx. Floor Area 649 Sq.Ft (60.3 Sq.M.)



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.