



5 Toftwood Gardens, Prescot, L35 0QX

Offers Over £195,000



**STAPLETON
DERBY**

*** FAMILY HOME - FIRST-TIME BUYER - INVESTOR ***

Stapleton Derby are excited to bring to the market this three bedroom, mid-terraced property, located in a desirable part of Rainhill, close to local amenities such as schools, shops and motorway link. This property benefits from significant upgrading such as a brand new kitchen, a new boiler and more.

The accommodation is arranged over two floors and briefly comprises of an entrance hall way, downstairs WC, brand new kitchen and lounge. Whilst to the first floor there are three generous size bedrooms and a family bathroom. Externally, there's a large communal lawn to the front and a private garden to the rear with parking close by.

Viewing is highly recommended - Freehold - EPC C









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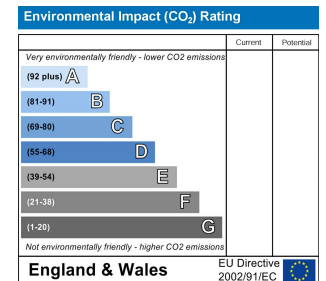
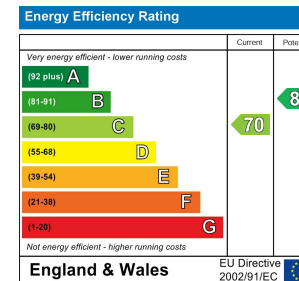


Ground Floor
Approx. 48.1 sq. metres (518.2 sq. feet)

First Floor
Approx. 47.7 sq. metres (513.7 sq. feet)

Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
Plan produced using PlanUp.



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.