



53 Fairholme Avenue, Prescot, L34 2RN

Asking Price £290,000



**STAPLETON
DERBY**

Charming Family Residence on a Corner Lot

Presented by Stapleton Derby, this delightful three-bedroom semi-detached home is nestled in the sought-after area of Eccleston Park. Boasting easy access to local conveniences and major motorways such as the M57 and M62, this property offers both comfort and convenience.

The residence consists of a vestibule, entrance hallway, living room, dining room, and kitchen. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Outside, the corner plot offers a spacious front lawn and off-road parking on the side. At the rear, there's a patio area, lawn, and a detached garage.

This property is offered as freehold, providing peace of mind for prospective buyers. EPC rating to be confirmed (ordered).







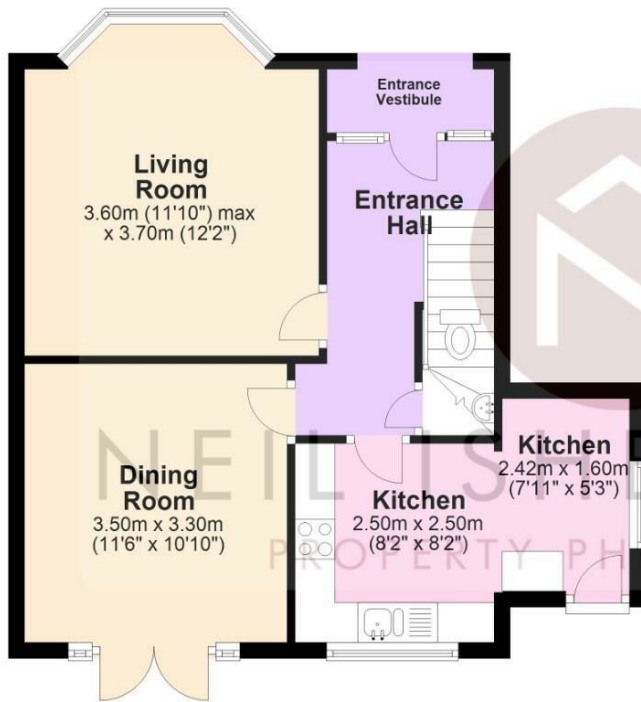


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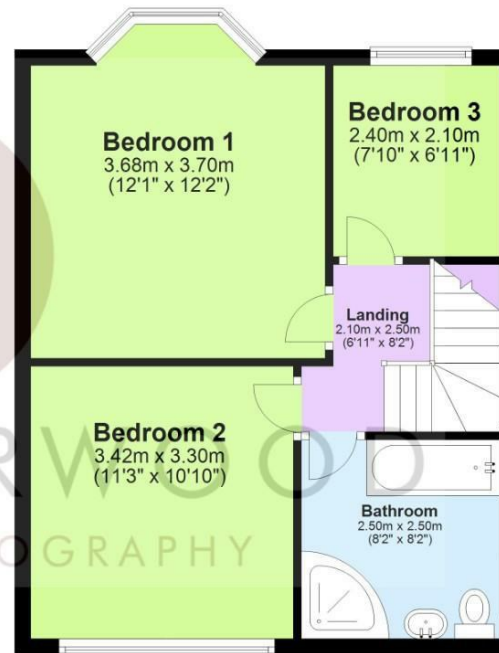
Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 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.

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			
		70	84
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.