



15 Arnside Avenue, Prescot, L35 9JH

Asking Price £225,000



**STAPLETON  
DERBY**



\*\*\*First-Time Buyer, Family Home, Investor\*\*\*

Stapleton Derby are excited to bring to the market this three bedroom, semi-detached property, located in a desirable part of Rainhill, close to local amenities and motorway link.

The accommodation is arranged over two floors and briefly comprises of porch, entrance hallway, living room, dining room, and kitchen. To the side, there is a shower room and access to the garage. Whilst to the first floor there are three bedrooms and a family bathroom. Externally, there's a large attached garage, a healthy size rear garden/yard and parking at the front for off-road parking.

The opportunities for this property are endless, viewing is highly recommended.  
Freehold.









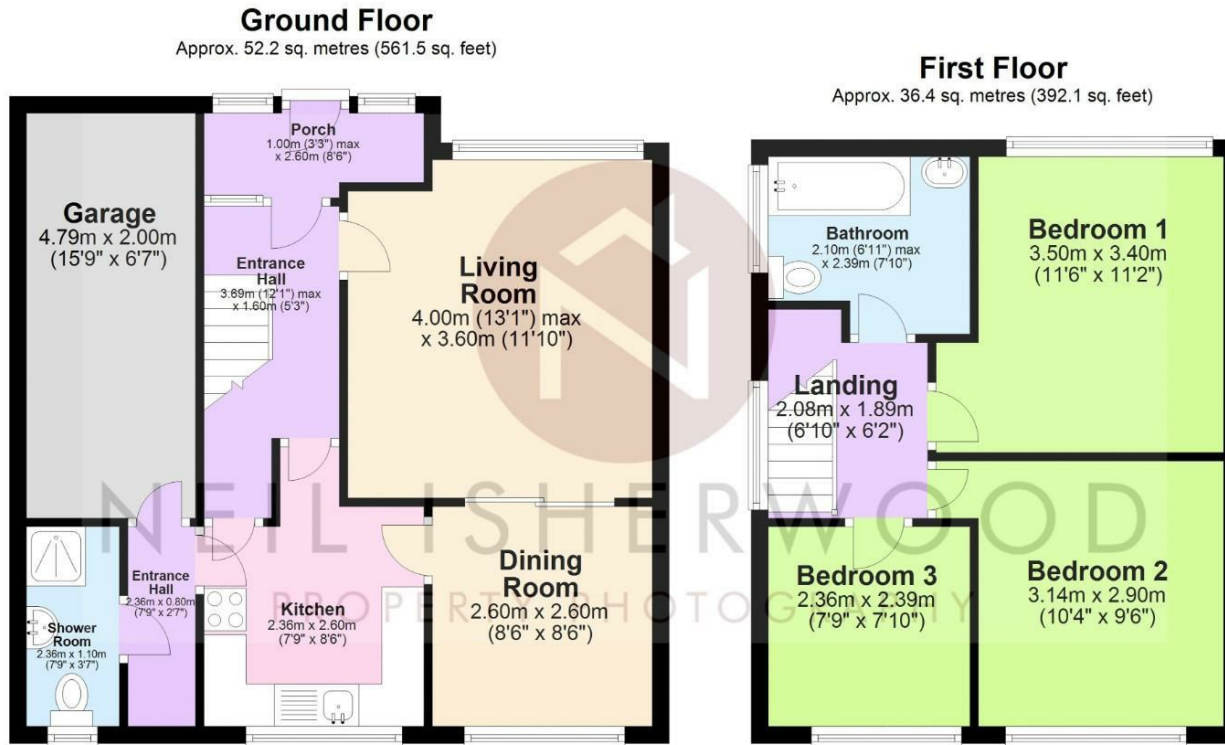








**Stapleton Derby**  
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**Total area: approx. 88.6 sq. metres (953.6 sq. feet)**

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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**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.