



Oakdene Court Owen Road, Prescot, L35 0QL

Offers Over £575,000



**STAPLETON
DERBY**

Exceptional Detached Family Home

Stapleton Derby are pleased to bring to the market this impressive four-bedroom detached property. Situated within its own private court and close to in Rainhill Village, it boasts a central location famous for its beautiful scenery and peaceful environment. The appeal of this desirable neighborhood, Owen Road, is heightened by its easy reach to various amenities such as schools, the village centre, and excellent transportation connections.

The expansive detached property features a porch, a hallway, a downstairs WC, a store cupboard with access from both sides, a living room, a stunning open-plan kitchen and dining area that flows into a spacious conservatory through bi-folding doors, a utility room with side external access, and an additional lounge converted from the existing garage. On the first floor, there are three generously sized double bedrooms, each with its own ensuite bathroom. Two of these bedrooms have their own walk-in wardrobes, with one wardrobe potentially serving as a fourth bedroom. Externally, the property offers a private courtyard at the front with off-road parking for multiple cars. At the rear, a patio area and a beautiful, mature garden wrap around the house.

FREEHOLD - Early viewing is highly recommended.









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



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 | | | |
| | | 71 | 80 |
| 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.