



1 Victoria Villas, Prescot, L35 0LJ

Offers Over £365,000



**STAPLETON
DERBY**

Stapleton Derby are pleased to bring to the market this substantial period property located in the heart of Rainhill. This property is within walking distance of a variety of shops, restaurants, and local amenities. Additionally, it boasts proximity to the train station and motorway networks, facilitating convenient travel to both Liverpool and Manchester.

Nestled on a generous plot, this spacious residence comprise porch, entrance hallway, living room, dining room, kitchen, utility and downstairs WC. To the first floor, there are three spacious double bedrooms and a family bathroom. Externally, there is access to the rear via a side gate for off-road parking and a detached double garage. The property benefits from solar panels ownership; storage or payback scheme TBC.

This property is offered with no chain and comes highly recommended for viewing to truly appreciate all that it has to offer. Viewings are exclusively available through our Rainhill office.

FREEHOLD - EPC D

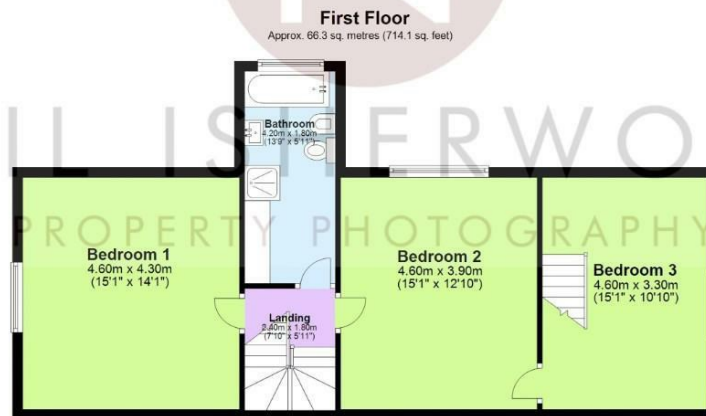
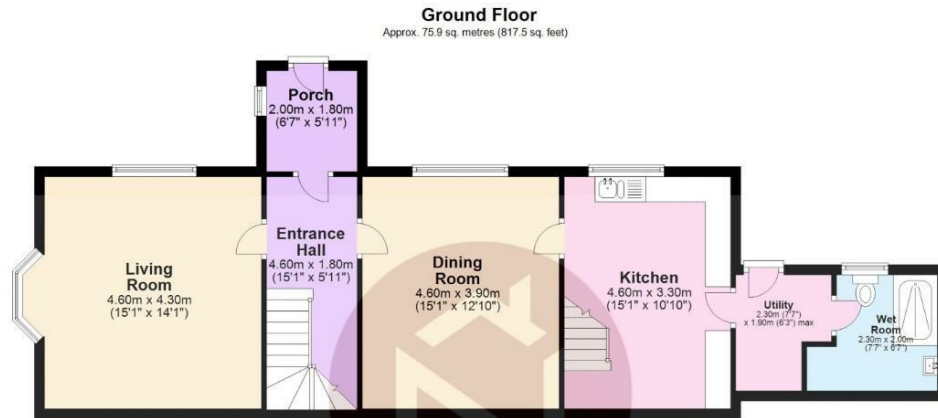








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Total area: approx. 142.3 sq. metres (1531.6 sq. feet)

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) 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			
England & Wales		59	78
	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.