



52 Fairholme Avenue, Prescot, L34 2RP

Offers In The Region Of £260,000





## FAMILY HOME, GREAT LOCATION

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 porch, entrance hallway, living room, dining room, and kitchen. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Outside, the plot offers a front lawn and off-road parking with side access. At the rear, there's a patio area, well maintained lawn, and a detached garage.

This property is offered as freehold, NO CHAIN, EPC rating D









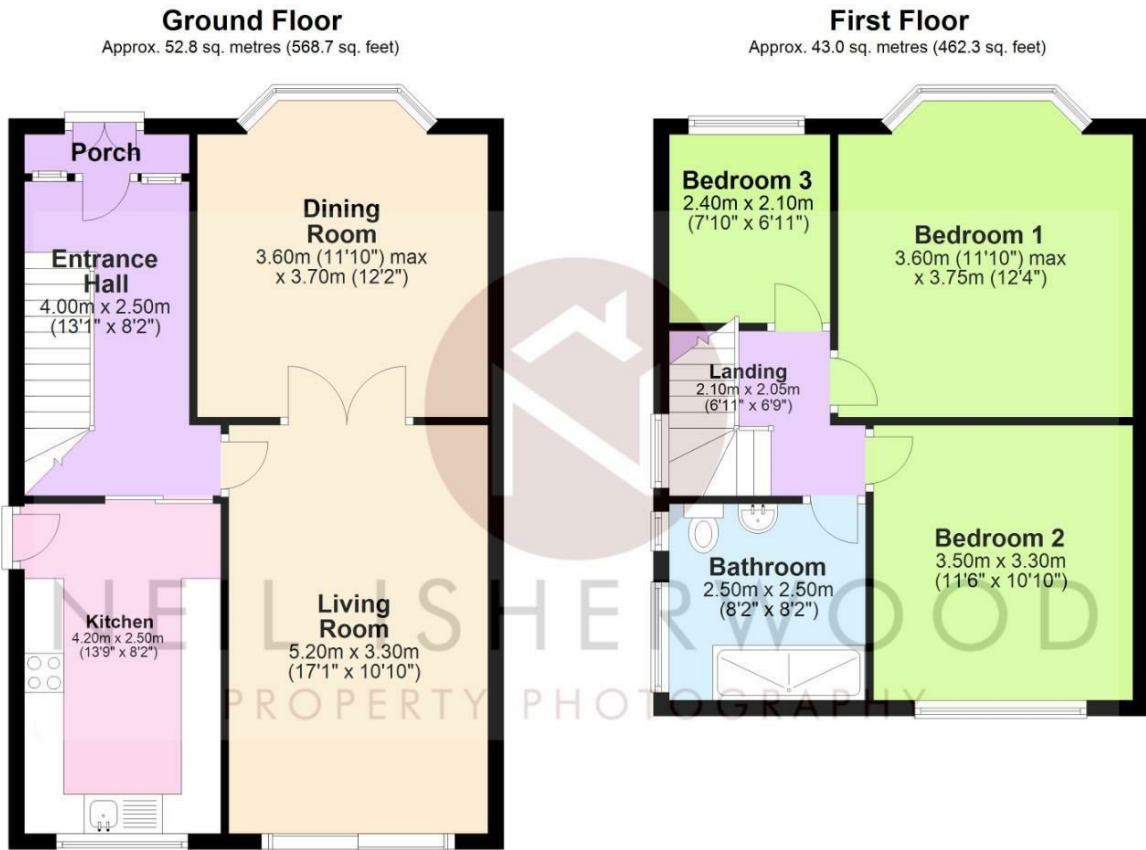








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Total area: approx. 95.8 sq. metres (1031.0 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
		57	79
<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>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.