



34 St. Winifred Road, Prescot, L35 8PY

Offers In The Region Of £220,000



**STAPLETON  
DERBY**



## Spacious Four-Bedroom Family Home

Stapleton Derby is delighted to present this extended four-bedroom semi-detached home, ideally located in the heart of Rainhill. With convenient access to local amenities and nearby motorway links, this property is a must-see for any potential buyer.

The property features a porch, entrance hallway, living room, rear lounge, and a spacious wrap-around kitchen/dining area. On the first floor, you'll find four bedrooms and a family bathroom. Outside, the property offers off-road parking for added security and peace of mind, along with a generously sized rear garden and patio area.

Don't miss the chance to explore this expansive property. Schedule a viewing today.

FREEHOLD









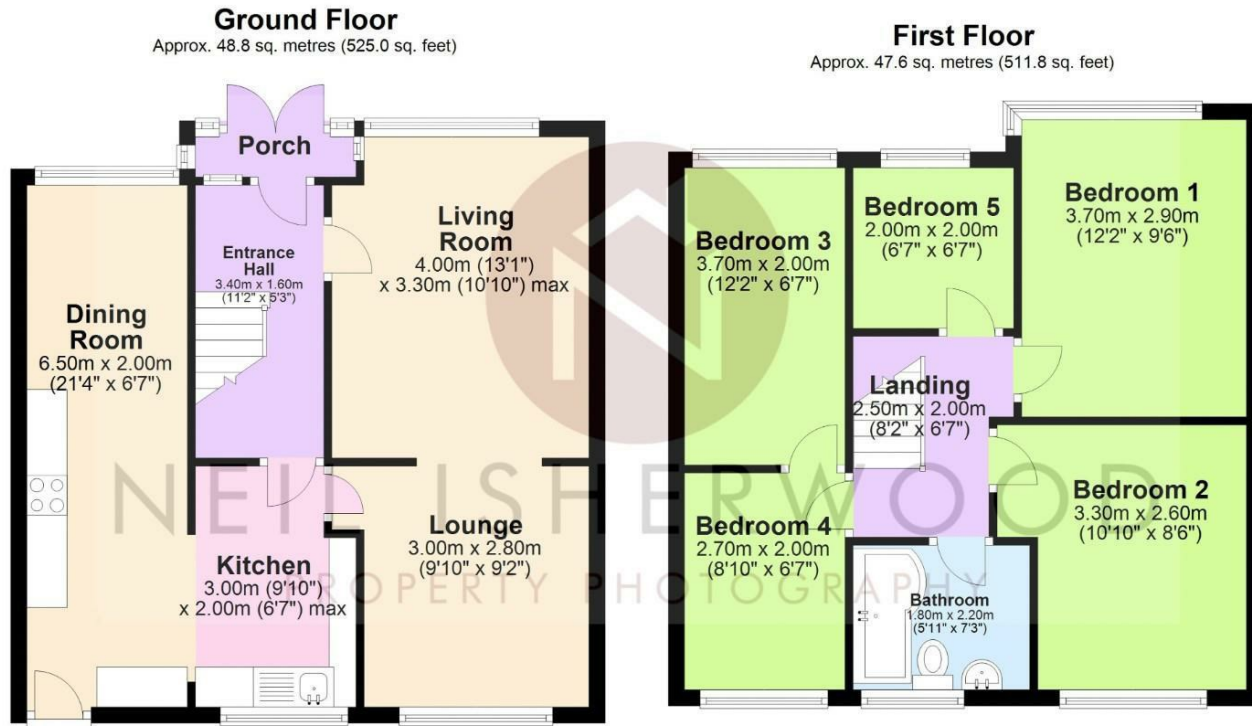








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**Total area: approx. 96.3 sq. metres (1036.8 sq. feet)**

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		70	
		82	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.