



40 Theseus Avenue, Prescot, L34 1BS

Asking Price £340,000



**STAPLETON  
DERBY**

Stapleton Derby is delighted to present this stunning, nearly-new four-bedroom detached home, located in the highly desirable Prescot Parkway Development on Theseus Avenue. This immaculate property offers the perfect blend of modern living and convenience, with its proximity to Prescot Town Centre, reputable local schools, various shops, and a well-connected transport network. It also benefits from easy access to nearby motorways, making it ideal for commuters, and a community playground within walking distance.

The ground floor features an inviting entrance hallway, a spacious living room, a convenient downstairs toilet, and a practical storage cupboard. The heart of the home is an open-plan kitchen and dining area, complemented by a separate utility room. Upstairs, you'll find four generously sized bedrooms, including a master with an ensuite, as well as a contemporary family bathroom.

Externally, the property offers off-road parking and a neat lawn at the front. The rear boasts a private garden with a patio area, perfect for outdoor entertaining, along with a detached garage for additional storage or parking.

This property provides a fantastic opportunity to own a modern, well-maintained home in a prime location, ensuring a move-in-ready experience. FREEHOLD, Estate Management fee may apply.









**Stapleton Derby**

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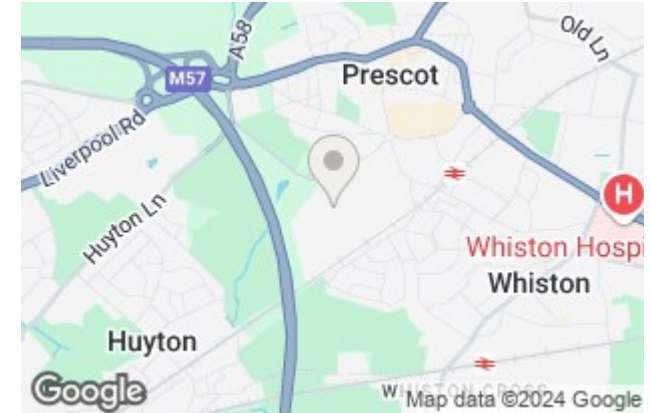
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Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

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			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.