



9 The Meadows, Prescot, L35 0PQ

Asking Price £650,000



**STAPLETON
DERBY**

Located in one of Rainhill's most desirable areas, this extended, detached family home combines traditional charm with state-of-the-art eco-technology, offering both comfort and significant energy savings.

The property welcomes you with a spacious driveway, a well-maintained lawn, and a substantial garage. Inside, the home opens into a bright and inviting porch and entrance hallway, leading to a well-designed layout. The ground floor features a generous living room and dining room, ideal for both entertaining and everyday living. The open-plan kitchen and dining area provides a functional heart to the home, complemented by a utility room, a downstairs WC, and a useful storage room. A private snug, positioned at the rear, offers a peaceful retreat with views over the beautifully kept garden. The garage provides further practicality and convenience. Upstairs, a magnificent landing space, highlighted by a striking stained-glass window, leads to four spacious bedrooms and a well-appointed family bathroom. There is also an additional storage area, ensuring ample space throughout the home. The loft is accessible via a pull-down ladder and has been fully boarded and carpeted, offering excellent storage or potential additional usable space.

Outside, the property continues to impress with a stunning rear garden and patio area, all meticulously maintained. The real highlight of this home is the advanced eco-technology designed to enhance energy efficiency. Eleven south-facing solar panels with 9.5 kWh battery storage provide renewable energy benefits, while a Vaillant air-sourced heat pump, installed in March 2021, works alongside a Worcester gas boiler to optimise heating efficiency. An electric vehicle charging point is installed for added convenience. Security is a priority, with CCTV coverage in place, along with burglar alarms fitted to the front of the house, the garage, and the extension. Originally built in 1956, with an extension added in 1989/90.





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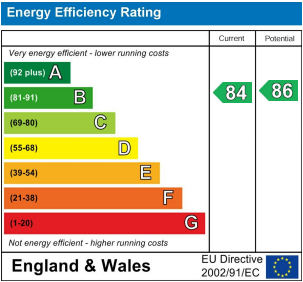


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