

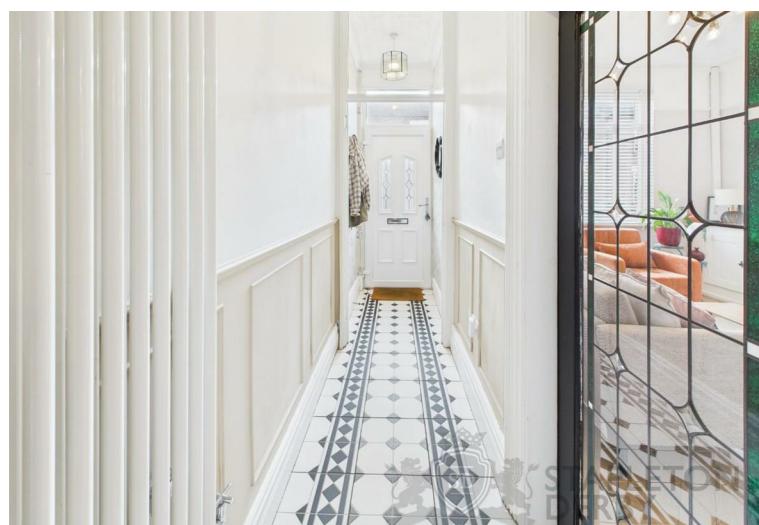


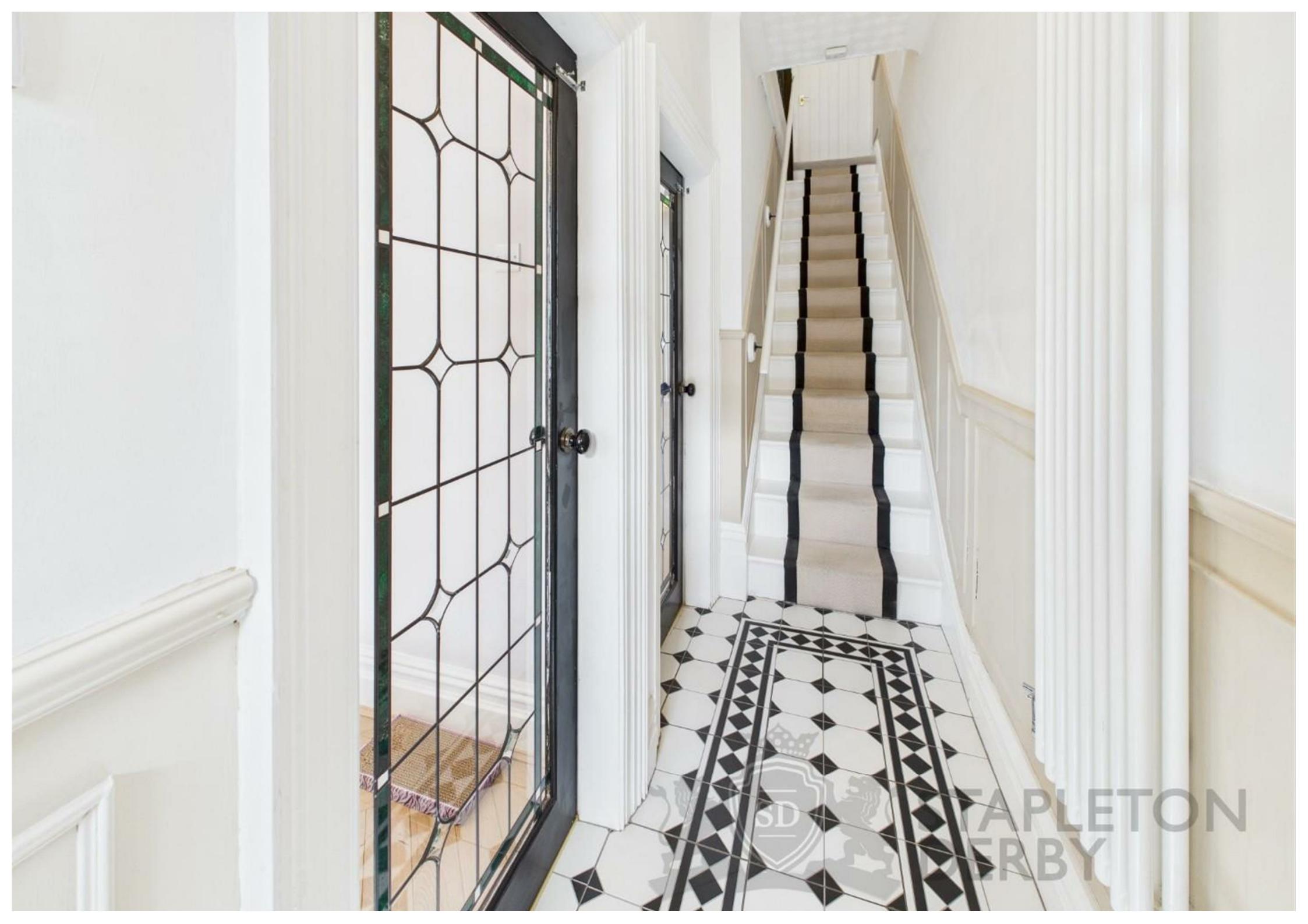
23 Ellaby Road, Prescot, L35 4PP  
Offers Over £200,000

Nestled in the heart of Rainhill, Ellaby Road presents a charming Victorian residence brimming with character and appeal. Set within a highly sought-after area, this delightful home offers a rare blend of period features and modern convenience, all within easy reach of Rainhill Village, excellent transport links, and a host of local amenities.

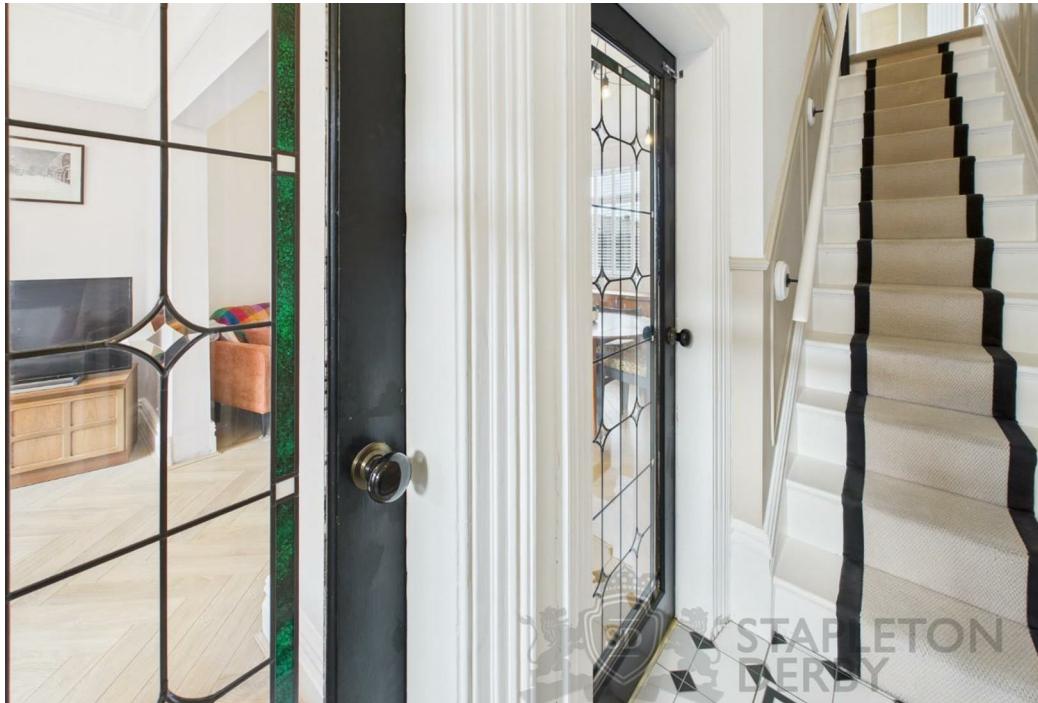
Upon entering, you're welcomed by a traditional hallway that leads into a spacious living room and an elegant dining room, both seamlessly connected by flowing parquet flooring that adds warmth and continuity to the space. The dining area opens into a contemporary kitchen, thoughtfully designed to complement the home's heritage while providing all the functionality of modern living. Upstairs, the property boasts two generously sized double bedrooms, a versatile third room ideal as a home office or single bedroom, and family bathroom. Each room retains a sense of the property's original charm, enhanced by tasteful updates throughout. Externally, the front of the property features a neat paved area with on-road parking, while the rear offers a private paved yard complete with useful outbuildings and a beautifully extended garden beyond—perfect for relaxing, entertaining, or simply enjoying the outdoors.

This is a wonderful opportunity to own a timeless home in a vibrant community, where classic architecture meets everyday comfort. Early viewing is highly recommended to fully appreciate all that this property has to offer





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## Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



### 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.

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