



27 Emelia Drive, Prescot, L34 1AX  
£225,000

 **STAPLETON  
DERBY**

Nestled in the tranquil cul-de-sac of Emelia Drive, Prescot, this modern semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this home offers both comfort and convenience.

Upon entering, you are greeted by a handy ground floor WC, perfect for guests and everyday use. The spacious lounge provides a welcoming atmosphere, ideal for relaxation or entertaining. The kitchen diner is a standout feature, equipped with integrated appliances that make cooking and dining a pleasure.

The property boasts two bathrooms upstairs, ensuring ample facilities for the household. Outside, the rear garden is a delightful space that is not overlooked, offering privacy for outdoor activities or simply enjoying the fresh air. The driveway accommodates two vehicles, adding to the practicality of this lovely home.

With six years remaining on the NHBC certificate, you can have peace of mind regarding the quality and durability of this modern build. The location is particularly advantageous, being close to local amenities, schools, and transport links, making daily life both convenient and enjoyable.

This semi-detached house on Emelia Drive is a perfect blend of modern living and accessibility, making it an ideal choice for those seeking a new home in a friendly community. Don't miss the chance to make this wonderful property your own.









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DERBY

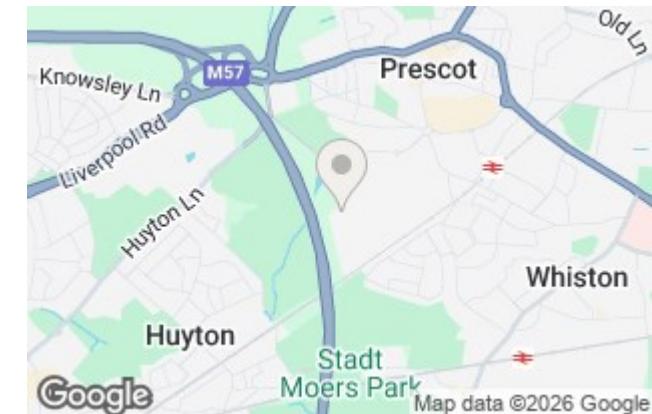
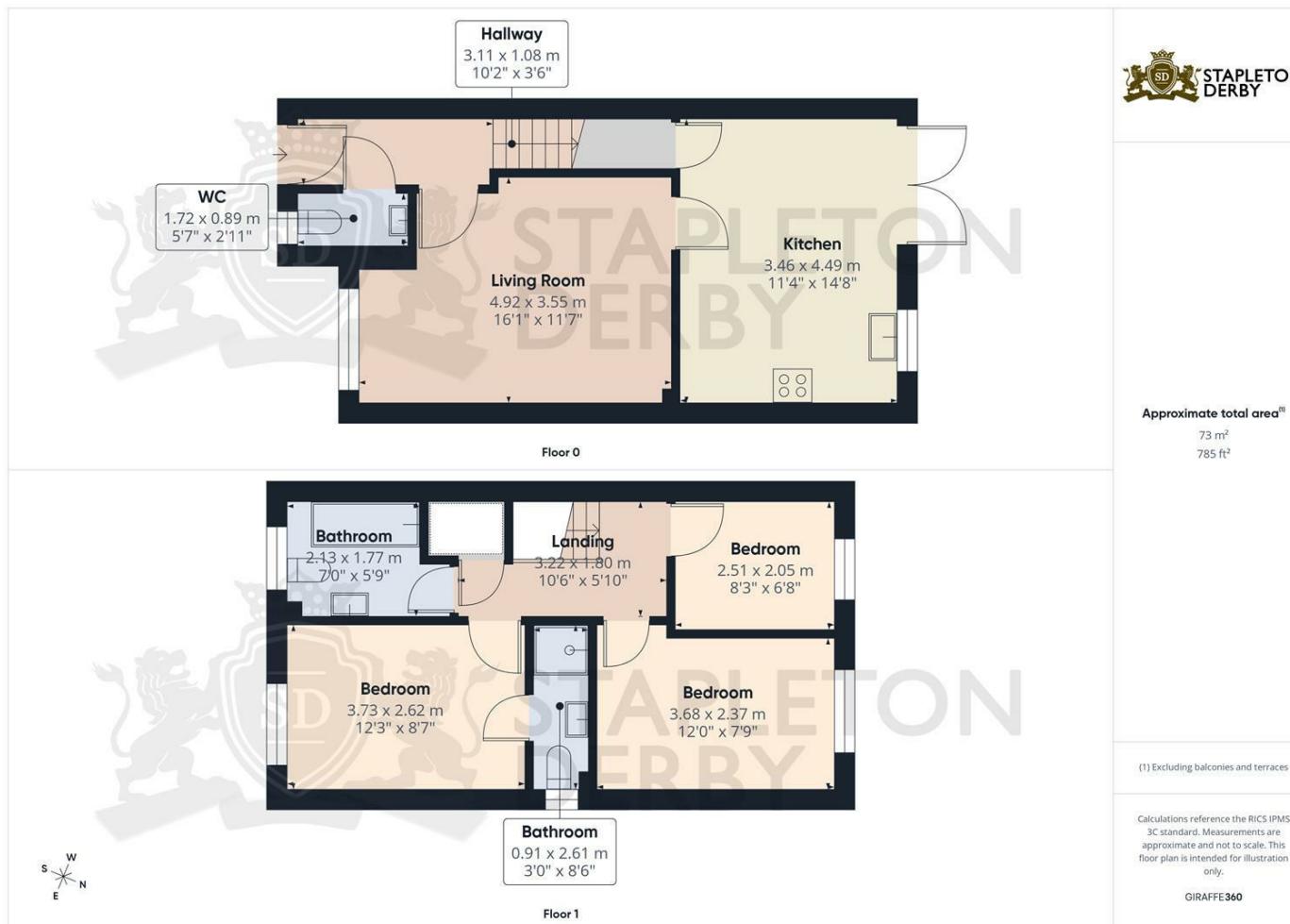
## Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

### 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.