



38 Knowsley Road, Prescot, L35 0PA

Asking Price £330,000



**STAPLETON  
DERBY**

"Welcome to your perfect family haven, a blank canvas awaiting your personal touch! Create cherished memories and make this house truly your own."

Stapleton Derby is delighted to present this charming three-bedroom semi-detached property, conveniently located within walking distance of various local amenities, including shops, restaurants, a post office, a train station, and easy access to major motorway networks connecting to Liverpool and Manchester.

The property comprises welcoming porch and reception hallway, front and rear Lounge areas, Kitchen and conservatory with access to the rear garden through patio doors. To the first floor, there are three good size double bedrooms and a family bathroom. Externally, a well-maintained, sizable rear Garden with patio area and detached garage. To the front, driveway for off-road parking and a front garden. Gas Central Heating and Double Glazing throughout for comfort and energy efficiency.

Council Tax Band C  
Freehold

Early viewing is highly encouraged to appreciate all that this property has to offer.  
Contact Stapleton Derby estate agency today!

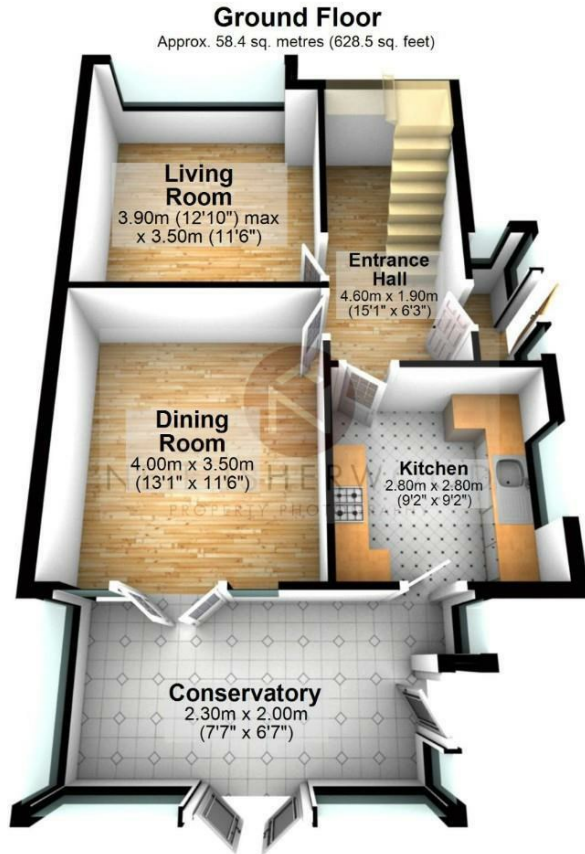








**Stapleton Derby**  
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This floor Plan was created by Neil Isherwood Property Photography .This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.

Total area: approx. 105.8 sq. metres (1139.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	82
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.