



382 Prescot Road, St. Helens, WA10 3BE
Offers Over £350,000

 **STAPLETON
DERBY**

Set back in an elevated position, the property boasts fantastic room sizes throughout, making it an ideal home for both relaxation and entertaining. This charming detached house offers a wonderful opportunity for families seeking space and comfort.

With four generously sized double bedrooms, this residence ensures ample space for everyone. The two reception rooms provide versatile areas for family gatherings or quiet evenings in. Additionally, the property features a convenient utility room and a handy ground floor WC, enhancing its practicality for everyday living. The breakfast kitchen is a good size too, and comes well equipped.

The extensive rear garden is a true highlight, offering a private oasis for outdoor activities and gardening enthusiasts. The front garden adds to the property's appeal, while the driveway and integral garage provide parking for up to three vehicles, ensuring convenience for you and your guests.

Located close to schools and local amenities, this home is perfectly situated on the cusp of Eccleston Park, just a stone's throw from both St Helens and Prescot town centres. The excellent transport links make commuting a breeze, connecting you to the wider region with ease.

This property comes with no onward chain, presenting a blank canvas for the new owner to add their personal touch. There is also potential for extension, subject to planning permission, allowing you to create your dream home. Don't miss the chance to make this delightful house your own.









STAPLETON
DERBY

Stapleton Derby

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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		EU Directive 2002/91/EC		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.