



19 Derwent Close, Prescot, L35 0NP  
Asking Price £235,000

Nestled in a quiet cul-de-sac in the heart of Rainhill, Derwent Close presents a wonderful opportunity to acquire an extended three-bedroom semi-detached property in one of the area's most sought-after locations. Offering excellent access to a range of amenities, reputable schools, and superb transport links, this home is perfectly placed for families and commuters alike.

The property welcomes you with a useful porch leading into a bright entrance hallway, complete with under-stair storage. A spacious living room flows through to a dining area, providing an ideal setting for both relaxing and entertaining. The kitchen sits to the rear of the property and benefits from internal access to the attached side garage, adding versatility and potential for further development. Upstairs, the accommodation comprises three well-proportioned bedrooms and a family bathroom, offering ample space for growing families or those seeking extra room for a home office.

Externally, the property enjoys off-road parking, a lawned front garden, and garage access. To the rear, a mature, private garden with a patio area provides a lovely space for outdoor dining and relaxation. This property is offered as Freehold (to be confirmed) and represents a fantastic opportunity to create a long-term family home in a desirable residential setting. EPC D









## 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		EU Directive 2002/91/EC	
(81-91)		EU Directive 2002/91/EC	
(69-80)		EU Directive 2002/91/EC	
(55-68)		EU Directive 2002/91/EC	
(39-54)		EU Directive 2002/91/EC	
(21-38)		EU Directive 2002/91/EC	
(1-20)		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions		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.