



74 Mooreway, Prescot, L35 6PD
Asking Price £399,950



 **STAPLETON
DERBY**

Stapleton Derby are delighted to present this extended four-bedroom detached family home, ideally positioned within a highly sought-after area of Rainhill. Offering generous and versatile accommodation throughout, this well-maintained property is perfectly suited to growing families or purchasers seeking a home with excellent potential to modernise and personalise.

The ground floor comprises a welcoming entrance hallway, a spacious living room, a separate dining room and an extended kitchen providing ample space for everyday family living. Further ground floor rooms offer flexible use as a second sitting room or home office, complemented by the added benefit of a convenient downstairs bathroom. To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities, along with a family bathroom. The property has been carefully maintained and presents an excellent opportunity to create a home tailored to individual taste. Externally, the property enjoys a private rear garden, a driveway providing off-road parking and access to a garage.

Ideally located close to highly regarded schools, local amenities, Rainhill train station and excellent motorway links, this home combines space, location and future potential - Early viewing is highly recommended.









Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



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		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.