



8 Malhamdale Avenue, Prescot, L35 4QF

Offers Over £240,000



Stapleton Derby are delighted to present this extended three-bedroom semi-detached family home, occupying a prime position on the highly desirable Malhamdale Avenue in Rainhill. Offering generous and versatile accommodation throughout, this fantastic property is ideally located close to highly regarded schools, local shops, excellent transport links, and convenient motorway access, making it perfectly suited to modern family living.

The accommodation briefly comprises an entrance porch with internal access to the garage, a welcoming hallway, a spacious living room, dining room, conservatory, fitted kitchen, and an additional flexible reception room that could be utilised as a family room, home office, playroom, or hobby space depending on individual requirements. To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom. A further staircase leads to the second floor, where an additional versatile space provides excellent potential for a variety of uses, subject to any necessary consents, further enhancing the property's flexibility and appeal.

Externally, the property continues to impress. To the front, there is off-road parking, a lawned garden, and access to the integral garage. To the rear, a wonderful mature garden provides a peaceful outdoor retreat, featuring well-maintained lawns, established planting, and patio seating areas ideal for relaxing or entertaining family and friends.

Offering spacious and versatile accommodation across three floors, this well-presented home is ideal for growing families seeking flexible living in one of Rainhill's most desirable locations. Further enhancing its appeal are the fully owned solar panels, providing improved energy efficiency, reduced running costs, and long-term savings with no lease agreements in place.

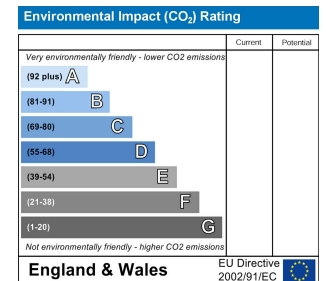
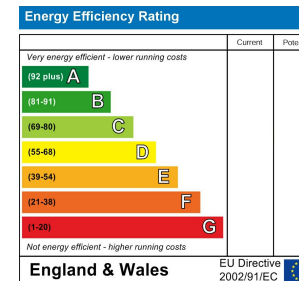








**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



**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.