



11 Lincoln Way, Prescot, L35 6PH
Offers In The Region Of £300,000



This extended linked detached property is situated in one of Rainhill's most sought-after locations. Perfectly positioned close to a wide range of local amenities, including highly regarded schools, parks, shops, and excellent transport links with easy motorway access, it offers everything a modern family could need.

The accommodation comprises a welcoming porch, entrance hallway, downstairs WC, store, kitchen, dining room, and a spacious living room, with internal access to the garage. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the front of the property benefits from off-road parking, a lawned area, and garage access. To the rear, you'll find a private garden with a patio area and additional side access to the garage.

This property is offered with NO CHAIN, tenure FREEHOLD, and EPC C. Homes in this area are rarely available for long, so early viewing is highly recommended.











Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		82	(55-68) D
(39-54) E	69		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.