



32 St. Davids Close, Prescot, L35 4NY
Asking Price £215,000

Nestled within a quiet cul-de-sac just moments from Rainhill Village, this well-presented three-bedroom semi-detached property offers a perfect blend of comfort and convenience. Ideally located only a two-minute walk from Rainhill train station and the village center, residents can enjoy easy access to local amenities, schools, and transport links.

The accommodation comprises an entrance hallway leading to a spacious living room, an open plan kitchen and dining area, a downstairs bathroom, and a bright conservatory providing access to the rear garden. The property also benefits from internal access to the garage, offering excellent storage or potential for conversion (subject to planning). To the first floor, there are three well-proportioned bedrooms providing ample space for a growing family or those seeking a versatile home layout. Externally, the property boasts off-road parking to the front and a private rear garden.

The property is being sold as Freehold with EPC rating to be confirmed.

Early viewing is highly recommended to appreciate the location and potential of this delightful home in the heart of Rainhill.



STAPLETON
DERBY







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.