



23 Portico Lane, Prescot, L35 7JN

Asking Price £325,000

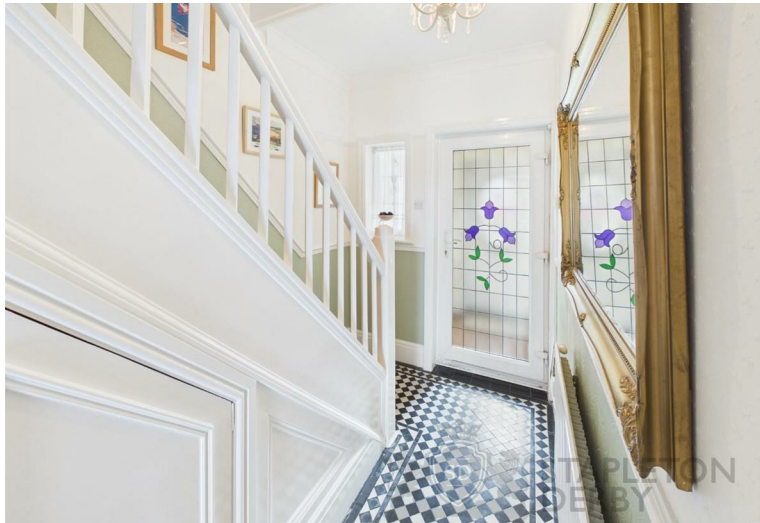


Nestled on a generous corner plot on Portico Lane in Prescot, this beautiful three-bedroom detached home offers a rare blend of character, space and convenience. Set within a substantial plot, the property enjoys a mature frontage and a large, private rear garden, making it an ideal choice for families or those seeking a home with both charm and practicality.

The location is superb, with a wide range of local amenities close by including shops, well-regarded schools and the highly regarded Whiston Hospital. Excellent transport links and easy access to major motorway networks further enhance the appeal for commuters.

Internally, the property is full of warmth and original features, with charming details such as original flooring, fireplaces and picture rails adding to its timeless character. The ground floor comprises a welcoming porch leading into the entrance hallway, a spacious living room, a separate dining room, a well-appointed kitchen and a convenient WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the home continues to impress. The front garden is mature and well maintained, while the rear garden is particularly generous, offering a private outdoor space perfect for entertaining or relaxing. There is also a converted outbuilding which provides an excellent opportunity for a home office or studio. In addition, the property benefits from private off-road parking for two cars, accessed via newly installed metal gates.

Detached homes of this nature, offering such character and a desirable corner plot position, are seldom available. This property is offered on a freehold basis with EPC to be confirmed.





Just for cat

Home

A HOUSE IS NOT A HOME UNTIL YOU HAVE A CAT



STAPLETON
DERBY





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

Environmental Impact (CO ₂) Rating		Current	Potential
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		

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.