



2 Littondale Avenue, Prescot, L35 4QG
Offers In The Region Of £250,000



**STAPLETON
DERBY**

Situated in the highly sought-after Jones Estate in Rainhill, this charming family home combines convenience and comfort in an exceptional location. 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 an inviting entrance hallway leading to a spacious living room and an open-plan kitchen diner, creating a practical and sociable layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property occupies a prominent corner position with a large driveway providing off-road parking for two cars, a lawned garden, side access, and a detached garage. To the side, a private garden offers additional outdoor space, together with additional access to the garage.

Offered for sale on a FREEHOLD basis with an EPC rating of E, this is a wonderful opportunity to secure a family home in one of Rainhill's most desirable areas.



STAPLETON
DERBY







LITTONDALE
AVENUE



Stapleton Derby

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			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.