



3 Mill Hey, Prescot, L35 6DB

Offers In The Region Of £1,000,000



**STAPLETON
DERBY**

A rare opportunity to acquire a substantial four-bedroom detached residence set within over half an acre, positioned at the head of a private cul-de-sac serving just three properties in the highly sought-after area of Rainhill.

This spacious and versatile home comprises a welcoming entrance hallway, living room, dining room, fitted kitchen, utility room, downstairs WC and integral garage access. A particular highlight of the ground floor is the impressive bar, lounge and snooker room, providing an excellent space for entertaining and leisure. To the first floor are four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a family bathroom. Externally, the property offers ample off-road parking for multiple vehicles, a well-maintained front lawn and access to the garage. The rear grounds are a standout feature, with extensive mature gardens leading to a private tennis court and further land with outbuildings, creating a unique lifestyle opportunity.

In addition, the property benefits from secured outline planning consent (P/2024/0306/OUP) for development to the rear, offering excellent potential for future investment. The outline planning consent provides a rare chance to expand or redevelop, making it ideal for family use or for creating a secluded, multi-dwelling enclave.

Ideally located close to Rainhill Village, the property enjoys convenient access to a range of local amenities, reputable schools, transport links and the M62 motorway, making it an excellent choice for families and commuters alike.











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