



25 Lincoln Way, Prescot, L35 6PH

Asking Price £340,000



**STAPLETON
DERBY**

Welcome to 25, Lincoln Way, Rainhill—a freehold, linked detached property located in a desirable area. This stunning three-bedroom home boasts beautiful design inside and out, offering both style and comfort.

As you step through the beautiful entrance, you are greeted by a stunning hallway that sets the tone for the rest of the house. The ground floor features a convenient downstairs WC, a cozy living room, an extended dining room perfect for gatherings, and a well-equipped kitchen. Adjacent to the versatile multifunctional area, which can be used as a gym, yoga space, office, or additional bedroom, you'll find a dedicated TV room for entertainment and relaxation.

Moving up to the first floor, you'll find three generous-sized bedrooms. One of these bedrooms includes a stunning ensuite with a vaulted ceiling, adding a touch of luxury to your living experience.

To the front of the property, there is off-road parking and a well-maintained lawn, providing a welcoming exterior. At the rear, you'll find a large, south-facing landscaped garden complete with a patio area and a garden room, perfect for outdoor relaxation and entertainment.

This property offers a blend of elegance, functionality, and prime location, making it an ideal home for any family.

FLOOR PLANS AND EPC TO FOLLOW









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.