



75 Longton Lane, Prescot, L35 8NT

Asking Price £160,000



**STAPLETON
DERBY**

Stapleton Derby is delighted to present this charming two-bedroom mid-terrace home, ideally situated in a popular area just a short walk from shops, schools, and amenities, with excellent transport links to both Liverpool and Manchester.

Offered with NO CHAIN, the property features an inviting entrance hallway, a cozy living room, a kitchen, and a convenient storage cupboard. Upstairs, there are two generously-sized double bedrooms, a stylish family bathroom, and an additional storage room. The interior has seen some modern updates, with areas left as a blank canvas for your personal touch. Outside, you'll find off-road parking at the front and a spacious rear garden, perfect for outdoor enjoyment.

FREEHOLD - EPC rating: TBC

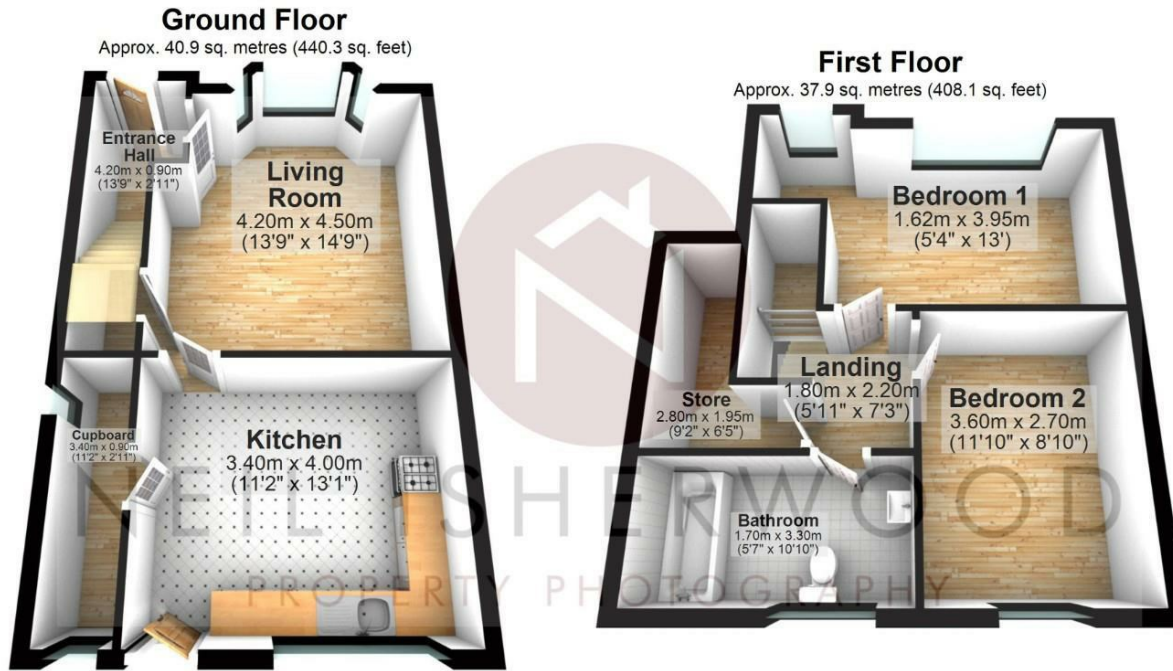








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



Total area: approx. 78.8 sq. metres (848.4 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

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.