



2 St. James Road, Prescot, L35 0PF

Asking Price £399,995



Stapleton Derby is delighted to bring to market this prominent three/four-bedroom detached home situated in the highly sought-after St. James Road, Rainhill. This superb property boasts a spacious layout, extensive driveway, and a fabulous rear garden, making it an ideal family home.

Upon entering, you are welcomed by a bright extended entrance hallway leading to a front dining area, kitchen, and a spacious rear lounge perfect for relaxation and entertaining. Additionally, the property benefits from a downstairs bedroom with an ensuite, offering flexible living arrangements. To the first floor, there are three well-proportioned double bedrooms, one of which features an ensuite bathroom, along with a family bathroom. Externally, the property offers off-road parking and garage access to the front. The rear garden is truly a hidden gem, featuring an expansive lawn and a patio area, perfect for outdoor living.

The property is being sold freehold, and the EPC rating is to be confirmed.
Don't miss out on this fantastic home – book your viewing today!



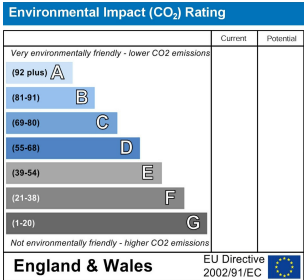
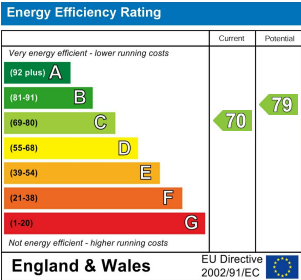






STAPLETON
DENBY

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



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.