



15 Marley Close, Prescot, L35 6PX

£250,000



15 Marley Close is a unique three-bedroom detached home, offering excellent potential in a highly sought-after cul-de-sac location. With superb commuter links and well-regarded local schools nearby, this property presents a fantastic opportunity for those looking to create their ideal family home.

Currently vacant and offered chain-free, the home features a welcoming entrance hallway leading to a spacious living room, a separate dining room, kitchen and conservatory that provides additional living space, offering views of the extensive garden. Upstairs, there are three well-sized bedrooms, all served by a family bathroom. While the property requires modernisation, it presents a blank canvas for buyers to put their own stamp on it. Externally, the home benefits from off-road parking, a lawned frontage, and a detached garage. To the rear and side, the expansive garden offers incredible potential, whether for landscaping, extending the property (subject to planning), or simply creating a beautiful outdoor retreat.

This is a rare opportunity to acquire a home with such scope in a desirable location, making it an ideal project for families or investors alike.





HOME MADE PICKLES

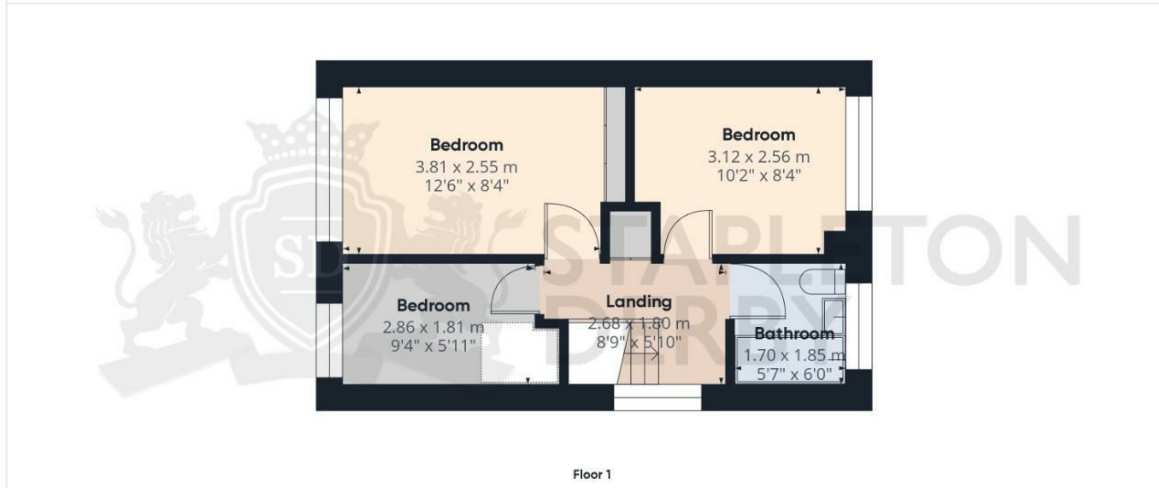
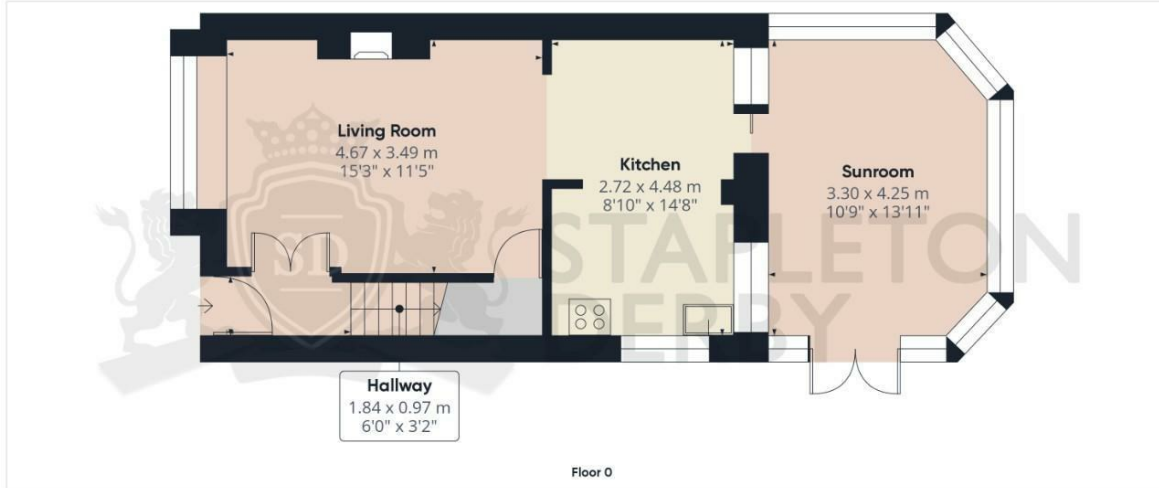


STAPLETON DERBY





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



**Approximate total area<sup>(1)</sup>**  
 77.85 m<sup>2</sup>  
 837.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.