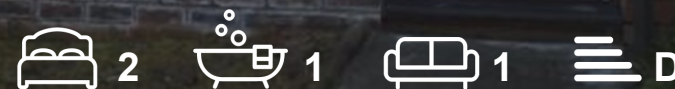




**STAPLETON
DERBY**

8 Cronton Avenue
Whiston, Prescot, L35 3SH
Asking Price £120,000



8 Cronton Avenue, Whiston, Prescot, L35 3SH

First-Time Buyer or Investment Opportunity
Discover this fully renovated 2-bedroom mid-terrace property, ready and waiting for its next owner!

Whether you're a first-time buyer or a savvy investor, this property offers a fantastic opportunity. Now vacant and freshly renovated, it features a spacious living area, a modern fitted kitchen, and two cozy bedrooms, all designed to provide maximum comfort and convenience.

Situated close to local amenities and within walking distance to the main bus route, it boasts great transport links to the city centre and the M62, making it ideal for commuters. This property is freehold, allowing you to own your piece of real estate outright, with no ground rent or service charges. The Energy Performance Certificate (EPC) is rated D.

For investors, Stapleton Derby offers full property management services, ensuring a hassle-free ownership experience.

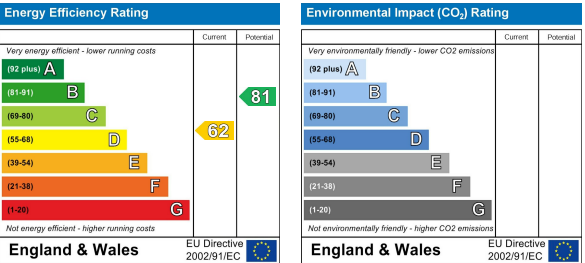
Don't miss out on this chance to own or invest in a beautiful, fully renovated property!



Floor Plan



Energy Efficiency Graph



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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.