



17 Calder Drive, Prescot, L35 0NN

Asking Price £275,000



Stapleton Derby are pleased to bring to the market this beautifully finished three-bedroom extended semi-detached home, offering stylish and spacious living in a sought-after location.

Upon entering, the welcoming hallway leads to a bright living room, a modern kitchen, and a dining area that seamlessly flows into the rear lounge. The impressive rear extension is flooded with natural light from a stunning roof lantern, creating a bright and inviting space. The first floor features three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off-road parking to the front, while the private rear garden offers a peaceful retreat with no overlooking properties.

This fantastic home is offered as FREEHOLD with an EPC rating of D, though upgrades have since been made to enhance its efficiency.



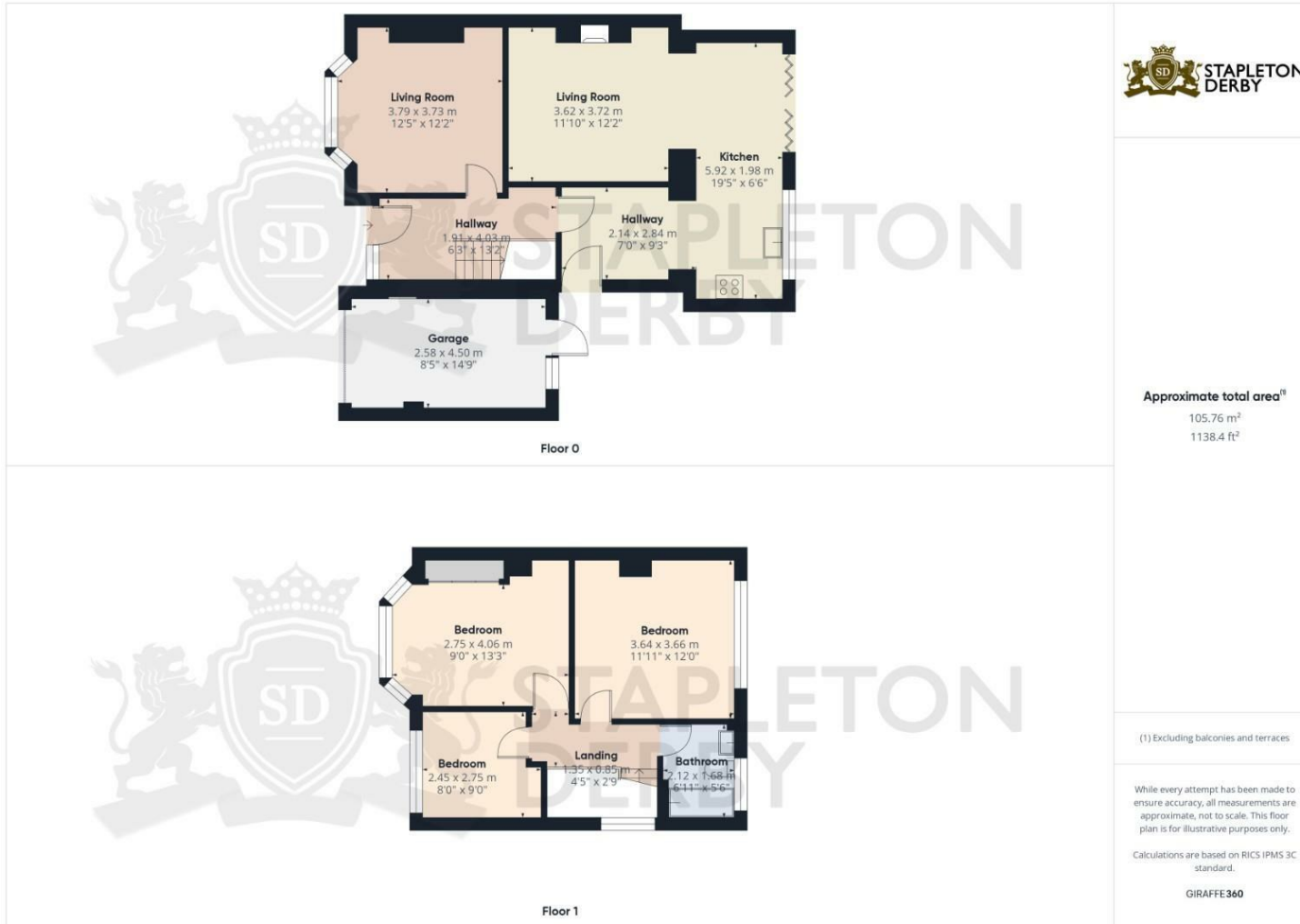






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU 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.