



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



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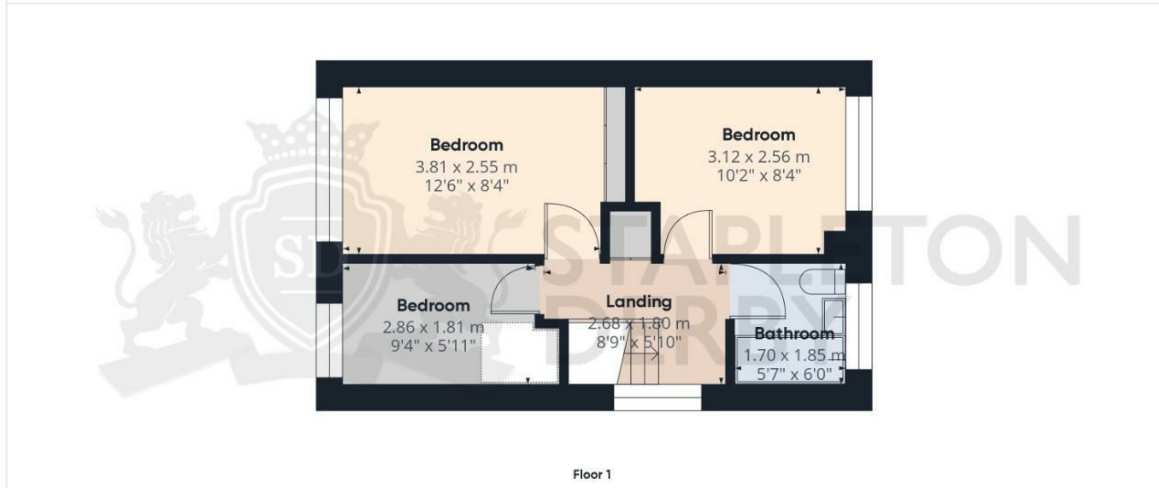
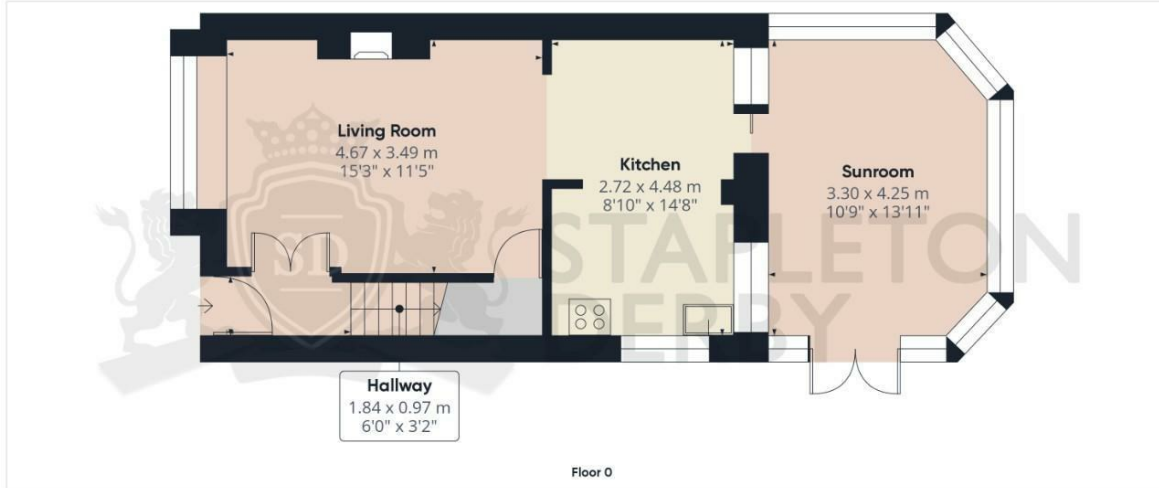


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Approximate total area⁽¹⁾
 77.85 m²
 837.98 ft²

(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.

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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		

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