



25 Gorsey Croft, Eccleston Park, Prescot, L34 2RS

Offers Over £250,000



**STAPLETON
DERBY**

Stapleton Derby are delighted to present to the market this three-bedroom semi-detached property, ideally located in the ever-popular Eccleston Park area. With excellent access to local amenities and convenient links to the M57 and M62 motorway networks, this home offers a fantastic opportunity for buyers looking to add their own stamp.

The accommodation comprises an entrance hallway, cloakroom, a front living room, and a rear lounge that could easily serve as a dining room. The kitchen is positioned to the rear, and the ground floor retains its original parquet flooring, adding a touch of character. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate toilet. While the property would benefit from some modernisation, it presents a solid foundation for those seeking a home with potential. Externally, the front of the property offers off-road parking and gated side access into a carport. To the rear, a large private garden provides a peaceful outdoor space, along with a detached garage big enough for a car.

The property is freehold and represents a great opportunity to create a comfortable family home in a desirable location. EPC rating to be confirmed



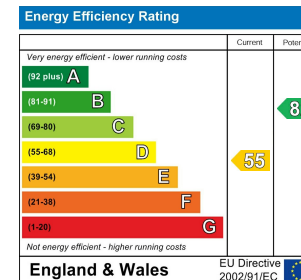






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