



21 Fairlie Drive, Prescot, L35 0PN

Offers Over £225,500



**STAPLETON
DERBY**

Stapleton Derby is thrilled to present this stunning three-bedroom semi-detached gem, perfectly nestled in the heart of Rainhill, St Helens. Situated in a prime location, this property offers easy access to motorways, top-rated schools, and the vibrant local village scene—ideal for modern family living!

Step inside to discover a welcoming porch, a spacious entrance hallway, living room, dining room, conservatory and kitchen with access to a side garage providing extra space and convenience. Upstairs, you'll find three generously sized bedrooms, a separate bathroom, and a toilet.

Outside, the front of the property offers off-road parking ensuring peace of mind and garage access. To the rear, a large private garden with patio.

FREEHOLD and CHAIN-FREE—this is your chance to make this dream home yours!
Don't let it slip away—contact us today to arrange a viewing!

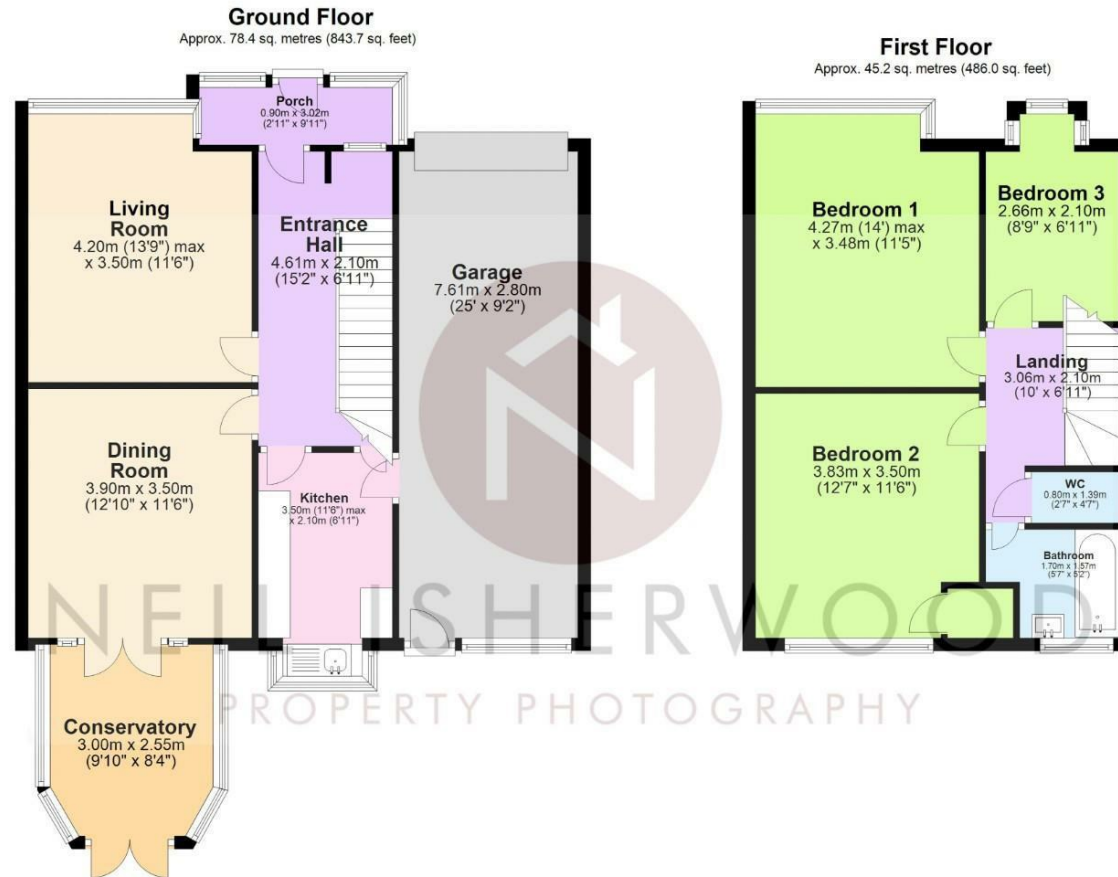








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NEIL ISHERWOOD
 PROPERTY PHOTOGRAPHY

Total area: approx. 123.5 sq. metres (1329.7 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

| 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 | 66 | 79 |

| 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.