



**STAPLETON
DERBY**

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Plot 1 Rockland Mews View Road, Prescot, Merseyside L35 0LF 80% Shared ownership £850,000

An exciting development of two, four bedroom detached residences in Rainhill's exclusive View Road, Conservation area. Coming soon in 2022.

PLOT 1

An exclusive bespoke four-bedroom detached house. Fronting View Road.

Built of traditional masonry construction, with feature sandstone window surround under a slate roof.

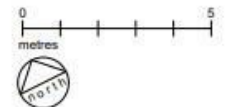
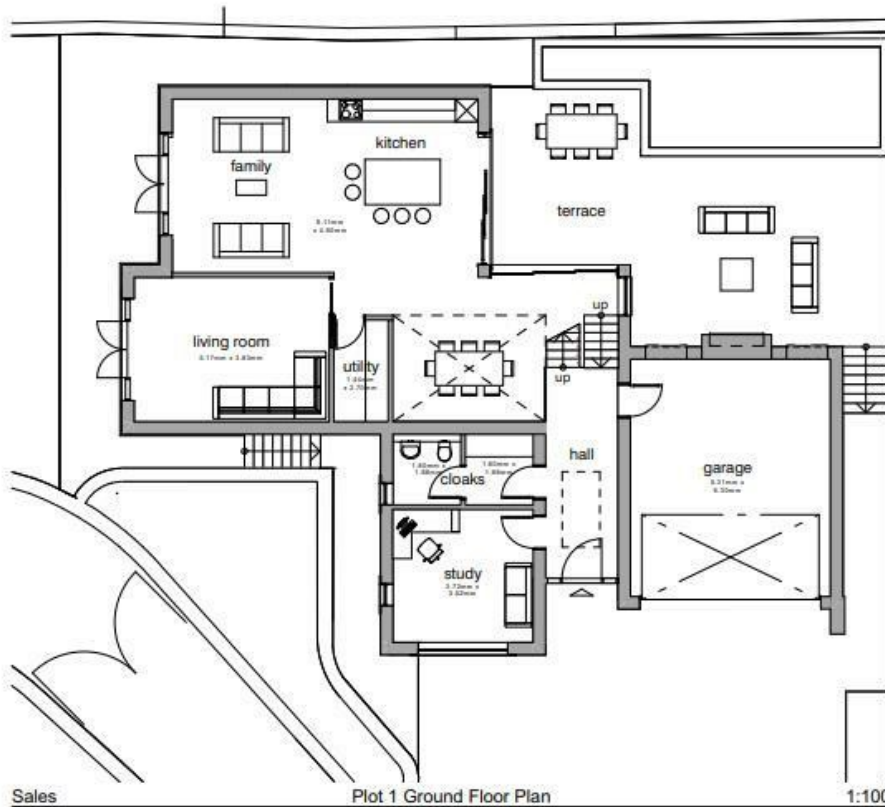
The house has full height feature windows throughout and offers a bright spacious modern family home of approximately 3000 sqft.

The build will benefit from a 10-year Premier Guarantee structural warranty. Underfloor heating is present throughout, a modern spacious kitchen, with Neff Appliances. A feature staircase and glass atrium will link all floors. Three feature bathrooms and separate WC. Integral double garage and private landscaped garden. Full alarm and security system will be installed.

Off plan purchase would be considered.



All dimensions are indicative and subject to change during construction.



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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 NOTE TO PURCHASERS

We endeavour 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.