



49 Stoney Lane, Prescot, L35 9JU

Offers Over £200,000



**STAPLETON
DERBY**

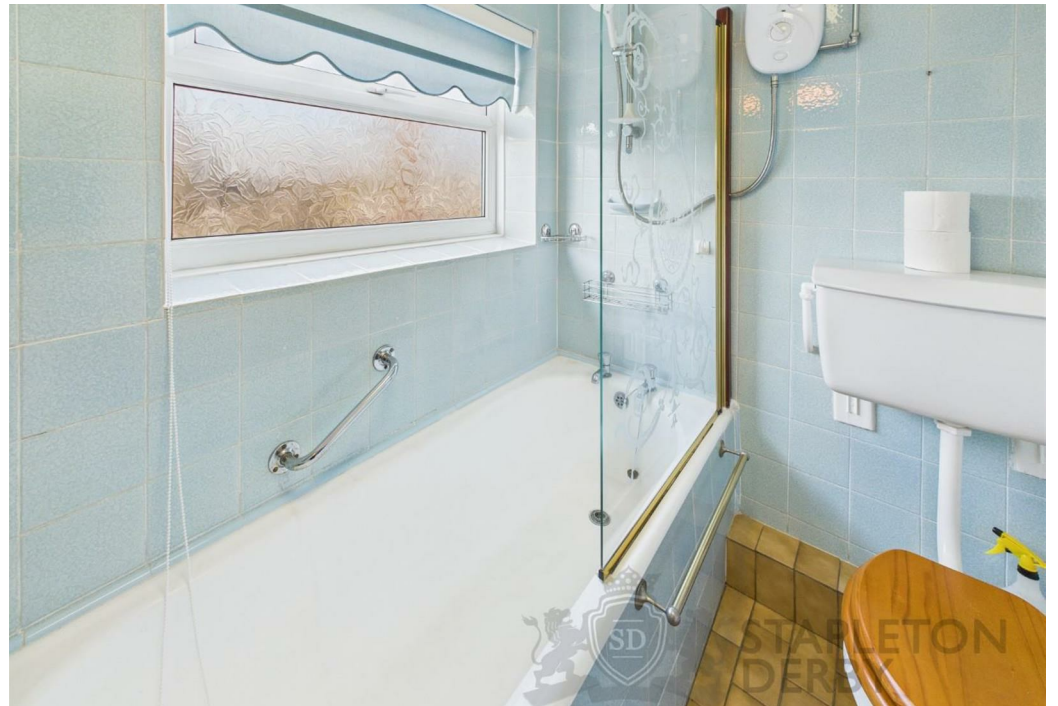
This inviting property at Stoney Lane, Rainhill, Prescot, L35 9JU, marketed by Stapleton Derby, offers a wonderful opportunity for first-time buyers, families, or investors. Situated in an excellent location, it enjoys proximity to Whiston Hospital and a range of local amenities. Additionally, its access to superb transport links and major motorways adds to its appeal.

The ground floor features a porch, an entrance hallway, a living room, a dining room, a conservatory, and a kitchen with internal access to the garage. On the first floor, there are three generously-sized bedrooms and a family bathroom. Externally, the property impresses with its off-road parking and lawn at the front. At the rear, a beautifully maintained garden offers a peaceful retreat.

This vacant, FREEHOLD home is CHAIN-FREE and provides a blank canvas for its new owner to personalise and make their own. EPC TBC

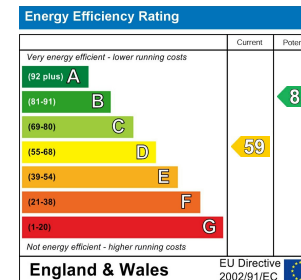








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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed 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.