



7 Fairholme Avenue, Prescot, L34 2RN

Offers Over £280,000



Highly Desirable Family Home in a Prime Eccleston Park Location.

Stapleton Derby are delighted to present to the market this charming three-bedroom semi-detached property, perfectly positioned in the ever-popular Eccleston Park area. Ideally located for excellent local amenities and with convenient access to the M57 and M62 motorway networks, this home offers a perfect blend of comfort, space, and connectivity.

The accommodation briefly comprises a welcoming porch, entrance hallway, spacious living room, dining room, conservatory, and a well-appointed kitchen with a handy utility area and internal access to the garage. To the first floor, there are three generously proportioned bedrooms, a family bathroom, and a separate WC.

Set on a desirable corner plot, the property benefits from a generous front garden, off-road parking, and an attached garage. The rear garden features a lawn and patio area offering excellent outdoor space for families or entertaining.

Offered for sale as FREEHOLD, this is a fantastic opportunity for those seeking a quality family home in a sought-after location - EPC Rating: D

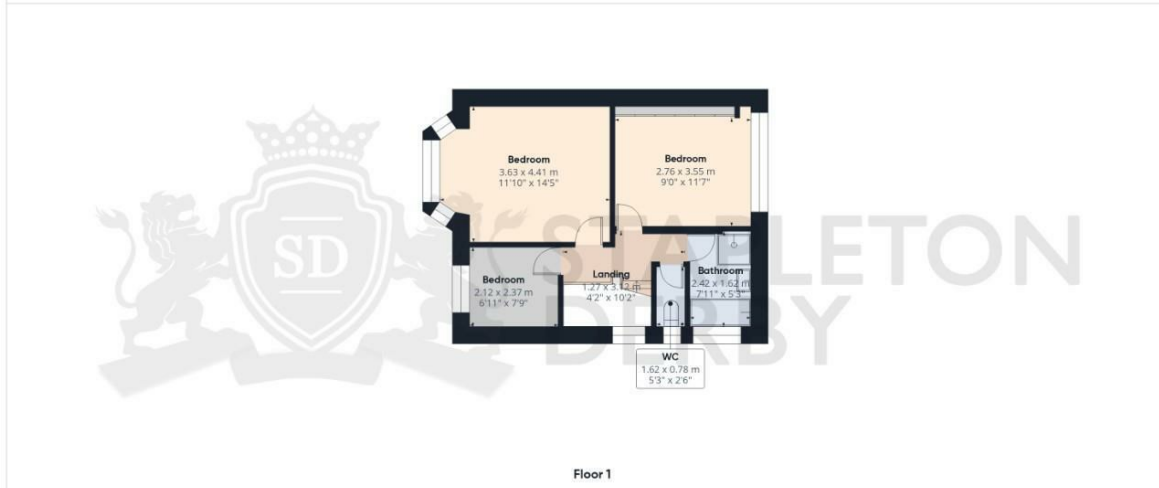
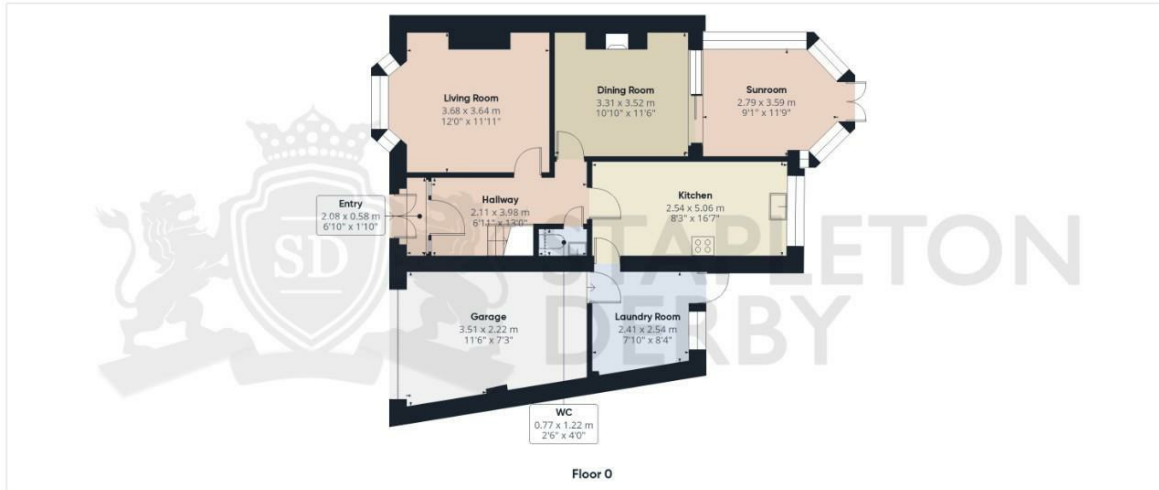








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STAPLETON DERBY

Approximate total area⁽¹⁾
 119.3 m²
 1285 ft²

Reduced headroom
 0.1 m²
 1 ft²

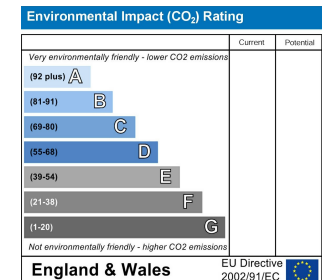
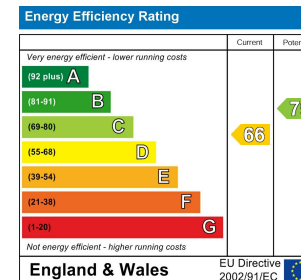
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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.