



22 Toftwood Avenue, Prescot, L35 0PU

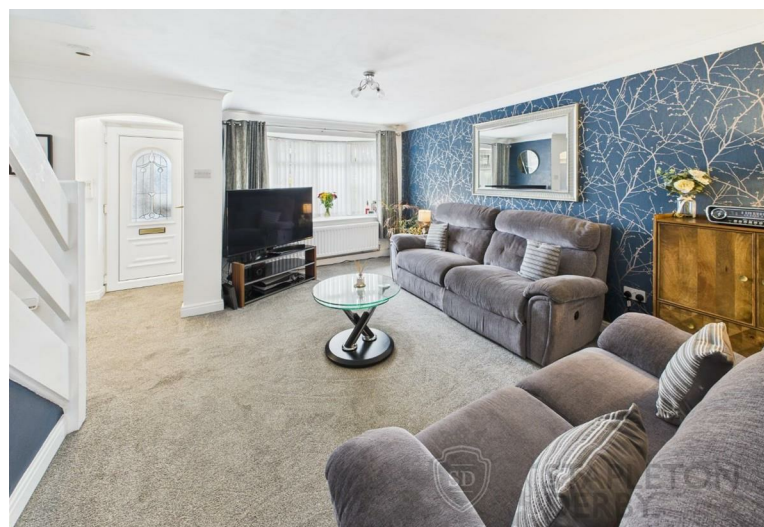
Offers Over £240,000



This attractive three/four bedroom semi-detached property on Toftwood Avenue, Rainhill, Prescot, offers spacious and versatile living in a highly sought-after location. Situated close to excellent schools, local amenities and superb transport links, it is an ideal home for families and professionals alike.

The property features a welcoming porch leading into an entrance hallway, a comfortable living room, and a flexible ground floor room which can be used as a bedroom, study or additional lounge. At the heart of the home is a modern open plan kitchen and dining area, perfect for family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the front of the property provides off-road parking for two to three vehicles, while the rear offers a paved garden, presenting a blank canvas ready for personalisation.

This freehold home has an EPC rating of C and represents a fantastic opportunity to purchase in one of Rainhill's most desirable areas.









STAPLETON
DERBY



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	Current 74	Potential 85	Very environmentally friendly - lower CO₂ 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 CO₂ emissions
England & Wales EU Directive 2002/91/EC 		England & Wales EU Directive 2002/91/EC 	

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