



25 Wharfedale Drive, Prescot, L35 4NP

Asking Price £235,000



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Stapleton Derby are delighted to offer for sale this well-presented three-bedroom semi-detached property, located on the highly sought-after Jones Estate in Rainhill. Ideally positioned, Wharfedale Drive provides convenient access to a range of local amenities including parks, well-regarded schools, shops, the village centre and excellent transport links.

The accommodation briefly comprises an entrance hallway leading to a spacious living room, dining room and a well-appointed kitchen. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property offers off-road parking, a lawned front garden and side access. To the rear, there is a good-sized garden with lawn and patio area.

The property is Freehold and the EPC is to be confirmed. It also benefits from solar panels – for more information regarding this, please contact the agent.





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Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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 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.