



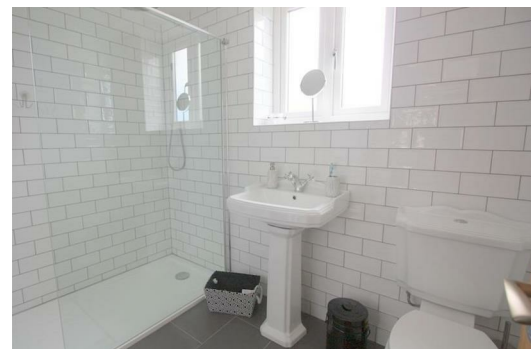
10 Stapleton Avenue, Prescot, Merseyside L35 4PR

£274,950

BERKELEY SHAW are delighted to present this IMMACULATE, IMPRESSIVE and INCREDIBLE 4 BEDROOM semi-detached property to market in the popular residential area of Rainhill.

The property benefits from a high specification open plan kitchen diner, lounge, utility room, and WC to the ground floor. To the first floor there are 3 double bedrooms, 1 with en-suite, and to the 2nd floor there is an outstanding master suite benefiting from en-suite area, Juliet balcony and 2 x walk in wardrobes.

To the rear there is an immaculate garden laid with high quality artificial turf, and creative quality stone.
To the front there is off road parking and access to the garage.



Hall

21'3" x 5'10" (6.5 x 1.8)

Approached via a UPVC Front door, SO Flooring, inset lights, radiator, stairs to first floor, double doors to Kitchen/Family Room

Front Lounge

14'1" x 11'1" (4.3 x 3.4)

UPVC double glazed box bay window to front with customised blinds, inset lights, radiator, SO Flooring.

Extended Kitchen / dining / Family Room

27'6" x 27'6" (8.4 x 8.4)

Range of high and low level units, one and half stainless steel sink with retractable tap, integrated Neff double ovens x 2, integrated Neff dishwasher, centre island with induction hob, base pan drawers, base units, integrated wine coolers x 2, marble worktops, chrome column radiators x 3, SO Flooring, velux windows x 3, 6 Aluminium Bi-folding doors to rear.

Utility

Fitted wall units, plumbing for washing machine, space for tumble dryer, SO Flooring, access to boiler room.

Boiler Room

Wall mounted boiler and water tank access to garage.

Landing

Spacious Landing, inset lights, carpet.

Master Bedroom

19'0" x 8'6" (5.8 x 2.6)

UPVC double glazed window to front fitted with customised blinds, UPVC double glazed frosted window to side, inset lights, radiator, carpets.

En-Suite

8'2" x 5'2" (2.5 x 1.6)

UPVC double glazed frosted window to rear, pedestal wash basin, mixer tap, low level W/C, double shower tray with glass screen, integrated ceiling rain shower head, inset lights, heated chrome ladder style towel rail, tiled walls and floor.

Bedroom 2

7'6" x 5'10" (2.3 x 1.8)

UPVC double glazed bay window to front with fitted customised blinds, inset lights, radiator, carpet.

Bedroom 3

12'1" x 9'10" (3.7 x 3.0)

UPVC double glazed window to rear fitted with customised blinds, inset lights, radiator, Carpet.

Family Bathroom

7'6" x 5'10" (2.3 x 1.8)

UPVC double glazed frosted window to rear, pedestal wash basin, mixer tap, low level W/C, panelled bath with shower over, mixer tap with shower attachment, glass screen, heated chrome ladder style towel rail. inset lights, tiled walls and floor.

Access to Loft via landing

Study Area

8'10" x 7'10" (2.7 x 2.4)

UPVC double glazed window to front with fitted customised blinds, inset light, radiator, carpet, stairs to Luxury Bedroom.

Luxury Loft Bedroom 4

20'8" x 18'0" (6.3 x 5.5)

UPVC double glazed window to rear. UPVC double glazed patio doors with Juliet balcony, velux windows x 2 to front, open to a free standing moulded bath with free standing mixer tap with a hand held shower attachment, vanity wash basin x 2 with water fall

mono mixer taps, heated ladder style towel rail, low level W/C, shower area with integrated ceiling rain shower head, hand held shower attachment, glass screen, inset lights, tiled walls and floor. carpeted bedroom area.

His and Hers Dressing Rooms - Dressing Room 1

9'10" x 6'2" (3.0 x 1.9)

UPVC double glazed window to rear, shelving and hanging area.

Dressing Room 2

7'2" x 7'2" (2.2 x 2.2)

Velux window to front, dressing table, carpet shelving and hanging area.

Garage

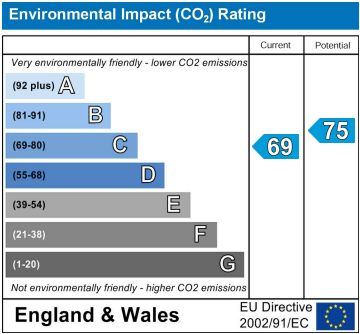
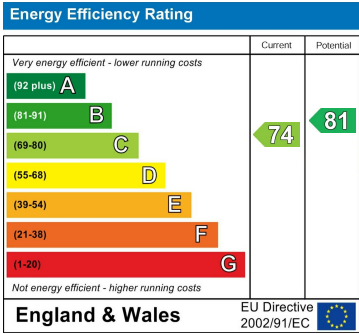
Up and over door

Rear Garden

Indian stone patio area, astro turf, decking area, borders with shrubs and bushes, outside tap, access to side of property.

Front Garden

Blocked paved, parking for several cars.



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