



609 Warrington Road, Prescot, L35 4LT

Asking Price £280,000



**STAPLETON
DERBY**

Offered to the market with fantastic potential, this three-bedroom semi-detached property is perfectly positioned close to an excellent range of local amenities, sought-after schools, and superb transport links, including easy access to the M62 and M57 motorways.

The accommodation briefly comprises a welcoming porch and entrance hallway, a front living room, a rear dining room/lounge, and a kitchen with internal access to the side garage — offering scope for future extension or reconfiguration (subject to relevant permissions). To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a lawned front garden with off-road parking and side access via the garage, while to the rear there's a generous garden with a patio area, ideal for outdoor entertaining or family use.

This is a property brimming with opportunity to modernise and create a wonderful family home in a highly convenient location. Tenure: TBC, EPC Rating: D

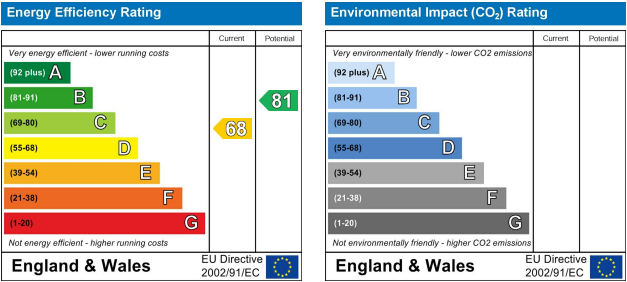
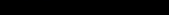
Early viewing is highly recommended to appreciate the potential on offer.











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