



609 Warrington Road, Prescot, L35 4LT
Offers Over £265,000

 **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.









Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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.