



16/18 Warrington Road, Prescot, L34 5RB

Offers In The Region Of £250,000



A rare opportunity has arisen to acquire this substantial and versatile property located in the very heart of Prescot town centre. Positioned on the sought-after Warrington Road, this impressive home was originally two separate dwellings, now thoughtfully combined to create one generously proportioned 4-5 bedroom residence. Offering an abundance of living space, private parking, and a prime location with excellent transport links, this property presents an ideal purchase for a variety of uses, whether as a spacious family home, business premises, or mixed-use opportunity (subject to relevant permissions).

The accommodation briefly comprises a welcoming entrance hallway accessed directly from Warrington Road, with the option to utilise a convenient rear entrance via the private parking area. The ground floor offers multiple reception rooms, including a formal living room, an additional lounge or office space, and a superbly sized kitchen and dining area, perfect for entertaining or family gatherings. To the first floor, a bright and airy landing—enhanced by a roof light—leads to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

Externally, the property enjoys a unique and expansive rear space where the three original gardens have been opened up to form one large private area, providing ample outdoor space and valuable private parking, accessed via a separate entrance to the rear.

Offered for sale with the benefit of freehold tenure and an EPC rating of D, this property represents a true hidden gem in Prescot town centre, combining size, location, and versatility in equal measure. Early viewing is highly recommended to fully appreciate all that this unique home has to offer.

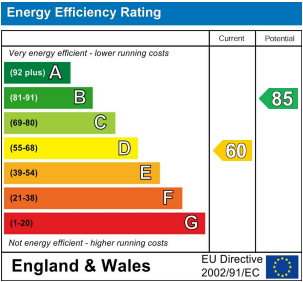








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