



724 Warrington Road, Prescot, L35 0NX
Asking Price £270,000

 **STAPLETON
DERBY**

A beautifully modernised three-bedroom semi-detached home positioned in a highly sought-after Rainhill location, offering stylish living throughout and excellent access to local amenities, transport links and schools.

The property has been extensively refurbished by its current owners, creating a contemporary and move-in-ready home. The accommodation comprises a welcoming porch, entrance hallway, a bright front living room, a spacious rear lounge, and a modern fitted kitchen with the added benefit of internal access to the garage. To the first floor, there are three well-proportioned bedrooms and a family bathroom, all finished to an impressive standard in keeping with the home's modern theme. Externally, the property provides off-road parking and garage access to the front. The rear garden offers a private outdoor space with patio areas ideal for relaxing or entertaining.

The property is FREEHOLD with EPC rating D.









Stapleton Derby

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			82
(69-80) C			
(55-68) D		65	
(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.