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Warrington Road, Prescot

£300,000

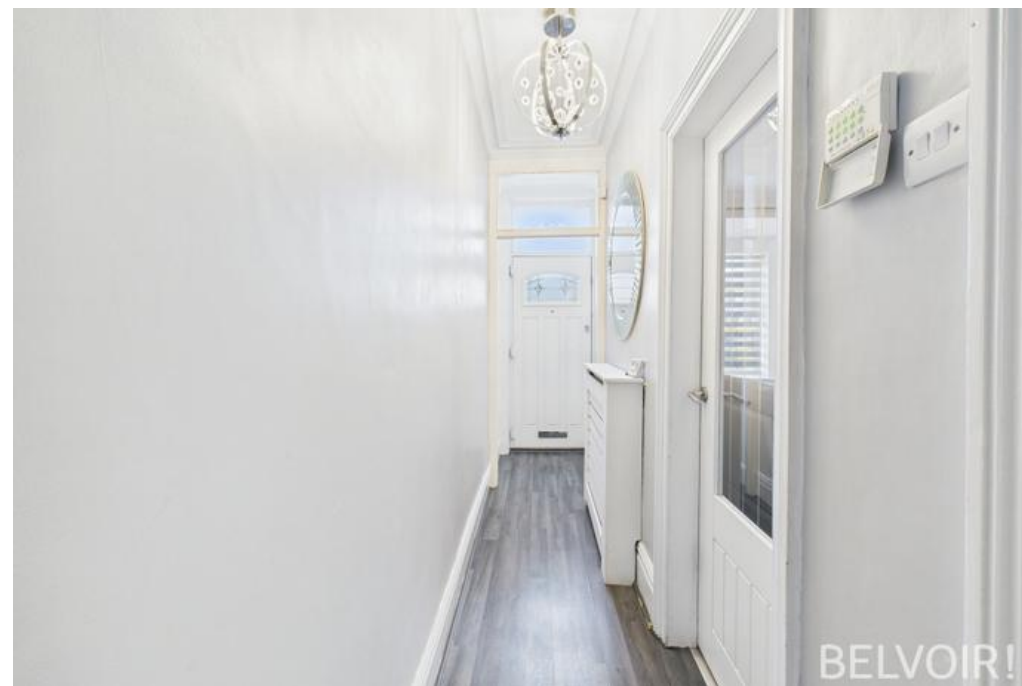
**BELVOIR!**



### Key Features

- > FREEHOLD
- > NO CHAIN
- > DRIVEWAY
- > CONVERTED LOFT ROOM
- > DETACHED GARAGE
- > UTILITY ROOM
- > EPC rating D







This recently renovated and well-maintained three-bedroom semi-detached home on Warrington Road offers a superb blend of space, comfort, and convenience—perfect for families, professionals, or anyone in need of versatile living.

Set on a generous plot, the property enjoys excellent outdoor space alongside a spacious internal layout. The ground floor features a welcoming entrance hallway, a stylish lounge, and a bright, airy dining room—ideal for both day-to-day living and entertaining. The modern fitted kitchen is well-equipped and complemented by a separate utility room, keeping laundry and appliances neatly tucked away. A downstairs W.C. adds valuable convenience for guests and busy households.

Upstairs, there are three well-proportioned bedrooms and a sleek, contemporary family bathroom. The converted loft room—while not classed as a bedroom—offers a fantastic additional space that's perfect for a home office, playroom, hobby area, or extra storage.

Outside, the property continues to impress. A large driveway provides ample off-road parking for multiple vehicles, while the detached garage offers further storage or workshop, home office and even the potential for another bedroom or guest house. The rear garden is private, secure, and easy to maintain—an ideal space for children, pets, or outdoor entertaining. The large area to the side of the property also offers space for a potential extension (subject to planning). The property also offers a full CCTV system to ensure efficient security.

Located close to Whiston Hospital, local schools, shops, and excellent transport links, this home combines generous indoor and outdoor space with a convenient, well-connected location. A must-see for buyers looking for room to grow in a sought-after area.









## HALLWAY

12'5" x 2'10" (3.8m x 0.9m)

Laminate to floor. Radiator to wall. Door to front aspect. Access to lounge & dining room.

## LOUNGE

11'11" x 9'9" (3.6m x 3m)

Carpet to floor. Bay window to front aspect. Radiator to wall.

## DINING ROOM

14'4" x 14'6" (4.4m x 4.4m)

Laminate to floor. Patio doors to rear aspect. Access to kitchen. Radiator to wall.

## KITCHEN

7'10" x 13'3" (2.4m x 4m)

Laminate to floor. Windows to side aspect. Radiator to wall. Wall & base units.

## W.C

4'8" x 2'8" (1.4m x 0.8m)

Tiles to floor. Privacy window to side aspect. Toilet.

## UTILITY ROOM

8'3" x 5'9" (2.5m x 1.8m)

Laminate to floor. base units. Door to rear aspect.

## LANDING

6'7" x 2'8" (2m x 0.8m)

Carpet to floor. Access to all upper rooms. Radiator to wall.

## BATHROOM

8'5" x 4'10" (2.6m x 1.5m)

Tiles to floor. Window to side aspect. Shower cubicle. Privacy window to side aspect. Basin. Toilet.

## MAIN BEDROOM

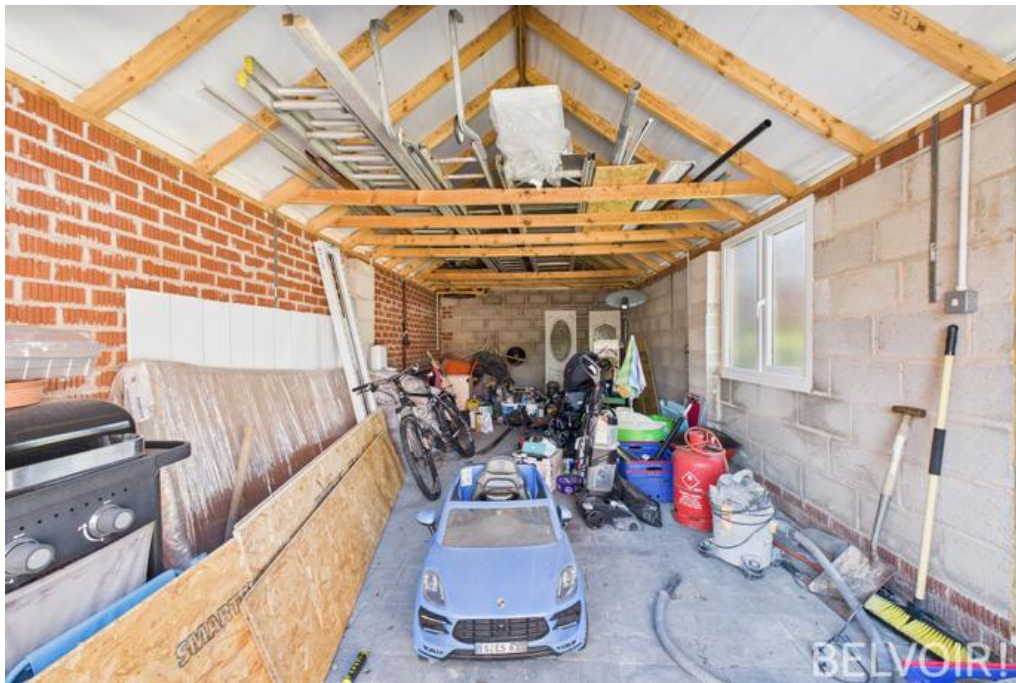
14'6" x 12'1" (4.4m x 3.7m)

Carpet to floor. Bay window to front aspect. Single window to front aspect. Radiator to wall.

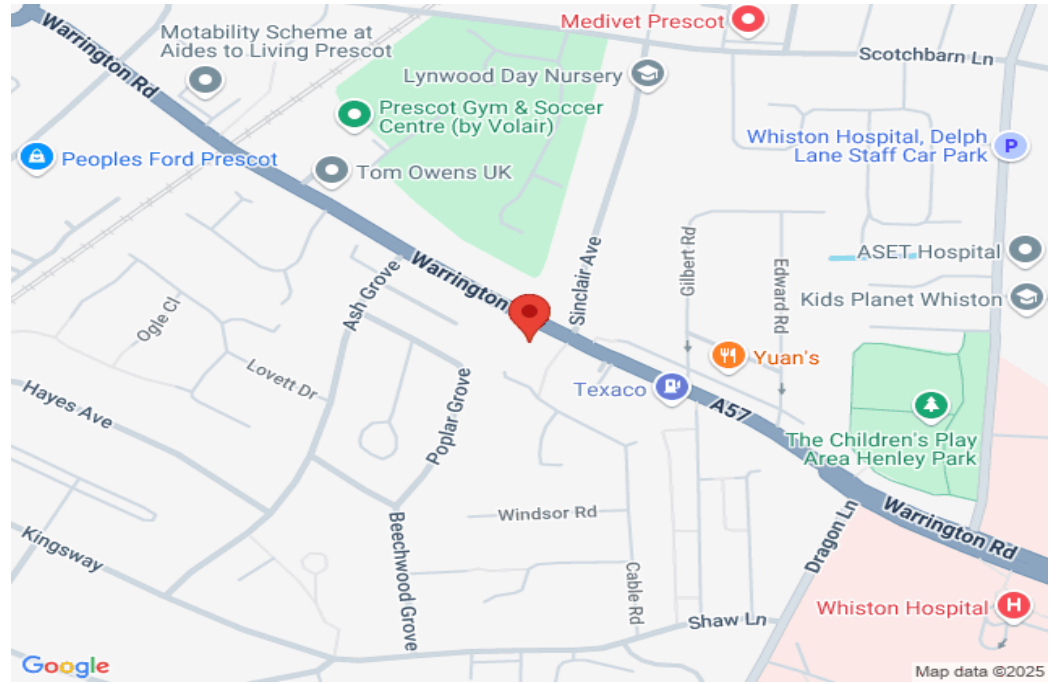
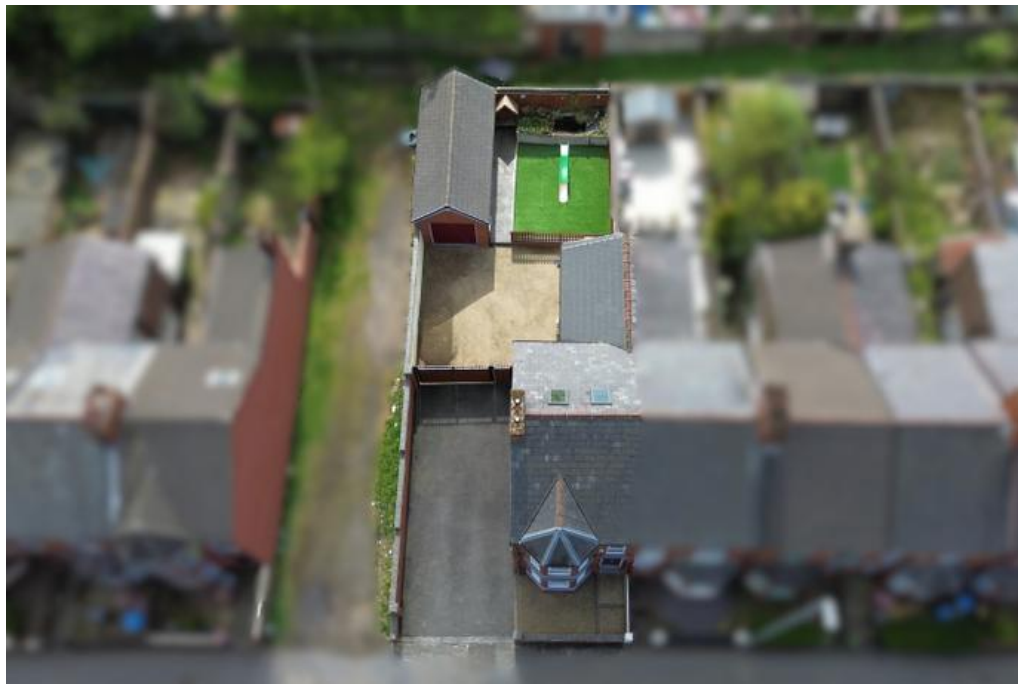
## BEDROOM TWO

12'7" x 9'1" (3.8m x 2.8m)

Carpet to floor. Radiator to wall. Window to rear aspect. Access to converted loft room.









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