



Warrington Road, Prescot, Merseyside L35 9JE  
Asking Price £450,000



\*\*\*UNIQUE – MIXED USE – RESIDENTIAL & COMMERCIAL\*\*\*  
 \*\*\*100% BUSINESS RATE RELIEF\*\*\*

We proudly present this exceptional 5-BEDROOM detached property. Boasting a truly unique MIXED-USE concept, this residence offers the perfect blend of grand residential living and an exciting opportunity for entrepreneurial-minded individuals. With five spacious bedrooms, this property offers ample room for relaxation and privacy, making it ideal for growing families or those seeking generous space to unwind.

What sets this property apart is its ground-floor hair salon, a haven for professionals looking to combine the convenience of working from home with the excitement of running a successful business.; the owner currently receives 100% business rate relief.

Essentially, the property is two dwellings merged into one, briefly comprising of: reception room (currently a hair salon), 2x kitchen/dining, WC and large conservatory. To the first floor, there are three generous sized double bedrooms, dressing room, study and family bathroom. To the second floor there are a further two double bedrooms with Jack and Jill bathroom. Externally, the property has benefits from a large rear garden area and parking.

Situated in the heart of Rainhill, one of the most sought-after locations in the area. Experience the convenience of having local amenities, shops, and restaurants just a stone's throw away. With excellent transport links and easy access to major highways, you'll find yourself effortlessly connected to neighbouring towns and cities, making commuting a breeze.

Viewing is highly recommended to appreciate the property and its unique layout.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour 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.

