



641 Warrington Road, Prescot, L35 4LY

Asking Price £750,000



**STAPLETON  
DERBY**

Stapleton Derby proudly presents this spacious four-bedroom detached property, nestled in the desirable Rainhill area. Enjoy its proximity to a range of local conveniences such as schools, shops, dining spots, the post office, and a train station. With seamless connections to Liverpool and Manchester via major motorways, convenience meets comfort in this sought-after location.

The property includes a porch, entrance hallway, downstairs toilet, living room, sitting room, conservatory, kitchen, utility room, and internal garage access on the ground floor. Upstairs, there are four spacious bedrooms, one with an ensuite, and a family bathroom. Outside, the front features a private driveway for multiple vehicles secured by an electric gate with an intercom system, along with a sizable lawn area. The rear boasts a generous garden and patio space.

Early viewing is highly encouraged to appreciate all that this property has to offer. Contact Stapleton Derby estate agency today!

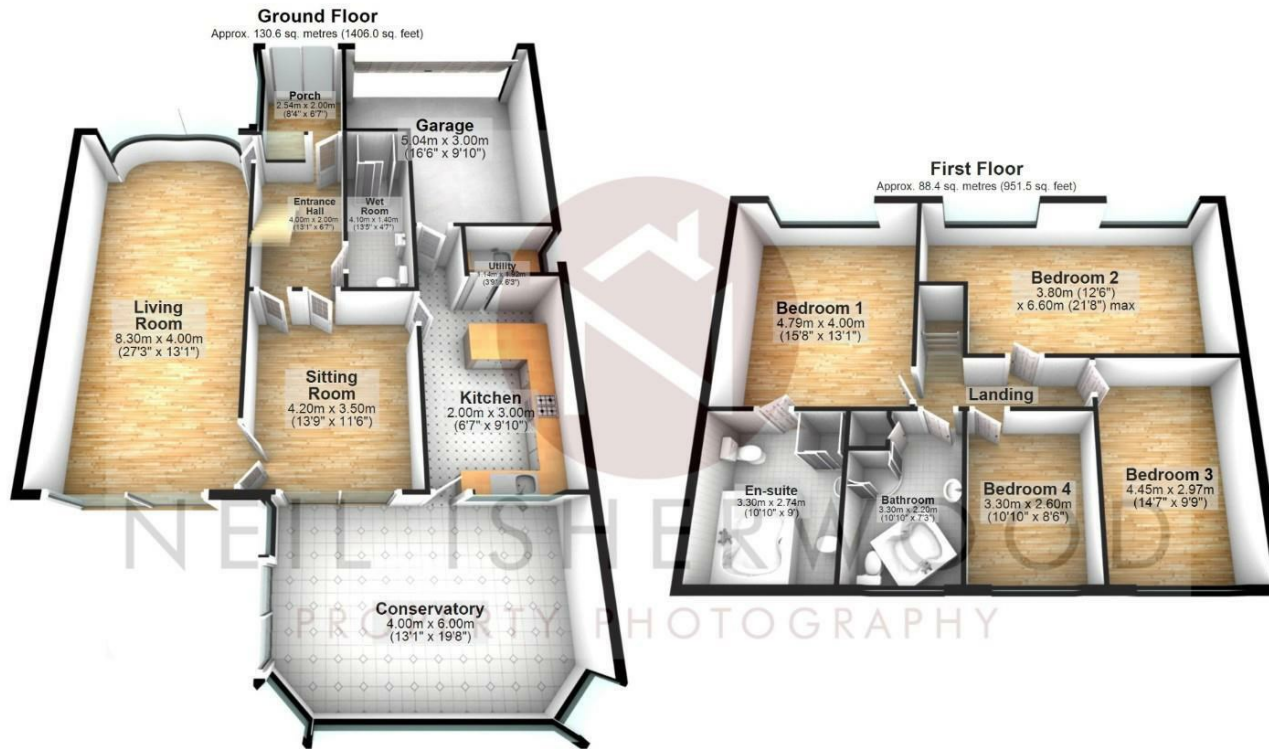






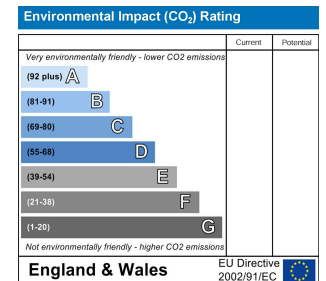
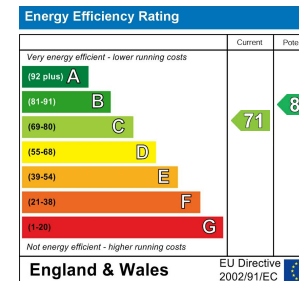


**Stapleton Derby**  
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Total area: approx. 219.0 sq. metres (2357.5 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
Plan produced using PlanUp.



**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.