



573 Warrington Road, Prescot, L35 4LS

Offers Over £400,000



**STAPLETON
DERBY**

Four Bedroom Detached Property Set Within A Large Plot With Outbuildings.

Stapleton Derby are delighted to present this charming four-bedroom detached property set within a large plot with outbuildings, nestled in the affluent and sought-after area of Rainhill, Liverpool. This unique residence, requiring modernisation, offers a rare opportunity to create a dream home tailored to your personal taste and style.

Set back from Warrington Road, this property includes an entrance hallway, living rooms, a downstairs toilet, a store room, a dining room, and a kitchen. On the first floor, you'll find four bedrooms and a family bathroom. Externally, the property provides a unique opportunity to own a substantial residential plot, complete with ample off-road parking, outbuildings, and a rear garden.

This property represents an exceptional investment opportunity. With the right vision and modernisation, it can be transformed into a stunning family home. The large traditional stone outbuildings offer additional potential for development.

Viewings are highly recommended to fully appreciate the potential and unique character of this property. Contact us today to arrange a viewing and take the first step towards creating your perfect home in Rainhill, Liverpool.







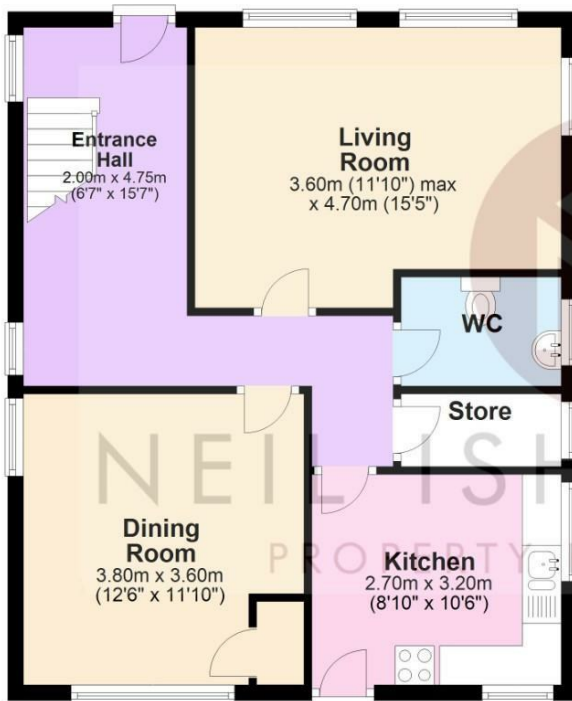


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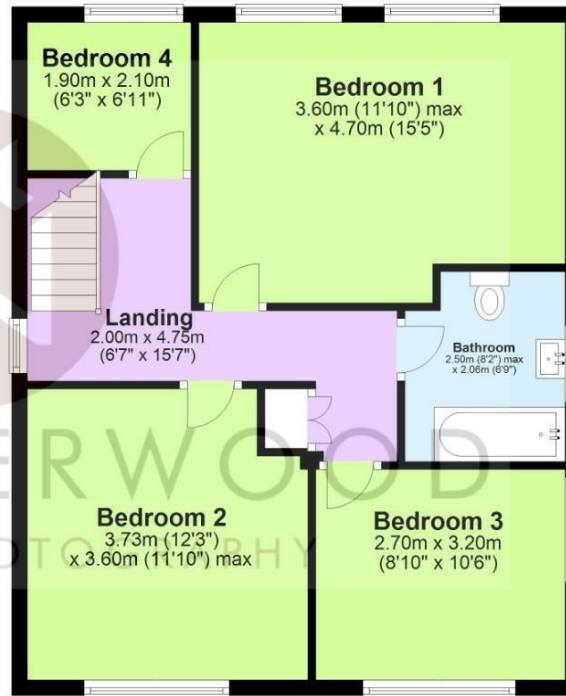
Ground Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 115.5 sq. metres (1242.8 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.

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