



720 Warrington Road, Prescot, L35 0NU

Offers Over £350,000



**STAPLETON
DERBY**

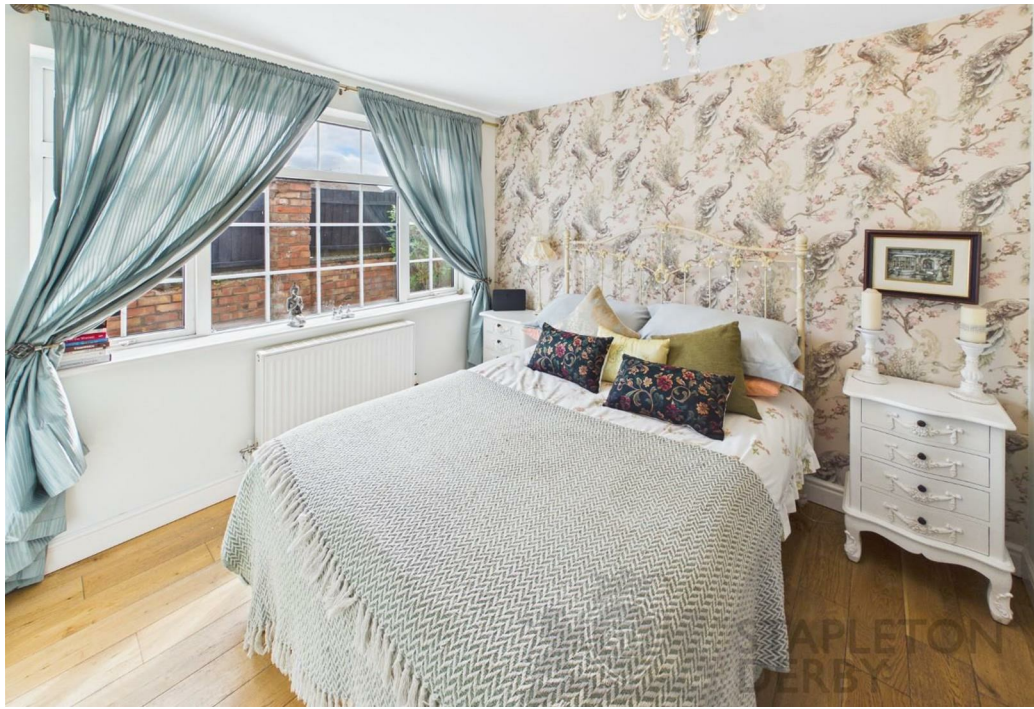
Situated in a highly sought-after location in Rainhill, this substantial extended four/five-bedroom semi-detached property occupies a generous corner plot, offering versatile and spacious accommodation ideal for modern family living. The property enjoys excellent access to local amenities, well-regarded schools, transport links, and motorway connections, making it perfectly positioned for commuters and families alike.

Internally, the ground floor briefly comprises a welcoming porch leading into an entrance hallway, a bright and comfortable living room, a rear lounge, and an impressive open-plan kitchen/dining area with direct access to the rear garden—perfect for entertaining. In addition, the ground floor benefits from two further rooms and a bathroom, providing flexible accommodation that could be utilised as a self-contained annex, home office, or additional bedroom space. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property continues to impress. To the front, there is off-road parking and convenient side access. The rear boasts a generous garden with patio area, ideal for outdoor dining, along with a detached outbuilding and additional off-road parking accessible from the rear.

This is a rare opportunity to acquire a versatile and spacious home in a prime Rainhill location. Tenure: Freehold, EPC C

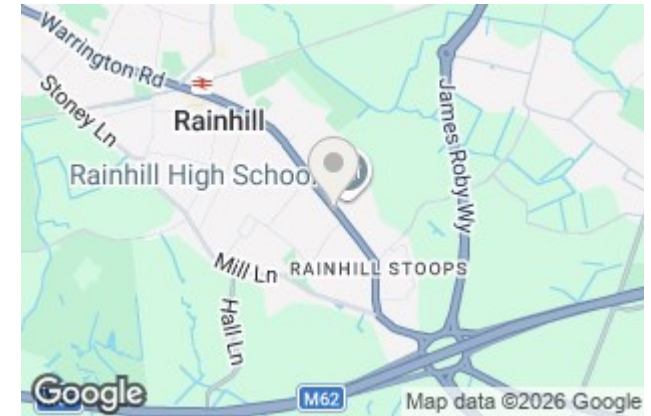








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	76
	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.