



326 Warrington Road, Rainhill, L35

Offers Over £550,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents this pristine five-bedroom detached residence, secured by an electronic gate. Conveniently located with easy access to the M57 and M62 motorways, it also enjoys close proximity to the abundant amenities of Rainhill and Prescot.

This impressive property features an entrance hall, a spacious living room, a generously-sized kitchen/diner, a downstairs WC, and a utility room equipped with access to the property's CCTV. The first floor boasts three double bedrooms (one with an en-suite), a master bedroom with its own en-suite, and a family bathroom. Ascending to the second floor, you'll find a sizable landing area with ample storage, a striking large feature window, and an additional double bedroom with an en-suite.

Externally, the property is accessed through two electronic gates leading to a driveway adorned with garden furniture and a charming water feature in the rear. The front of the property offers a cozy garden space, perfect for relaxation. Viewing this exceptional property is highly recommended to truly appreciate its charm and features.

Viewing is highly recommended to truly appreciate the charm and features of this exceptional property.

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		74	79
	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.