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Warrington Road, Prescot, L35 9JA Offers In Excess Of £220,000

We are pleased to announce for sale this three-bedroom extended end terraced property situated in a popular, residential area of Rainhill close to Whiston Hospital. To the ground floor, the property offers flexible living space with two reception rooms, a modern kitchen and ground floor shower room. To the first floor there are three bedrooms, a family bathroom and additional loft conversion, ideal for multiple uses. Externally, the property offers a driveway to the front and an enclosed rear garden. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 0151 426 0222.



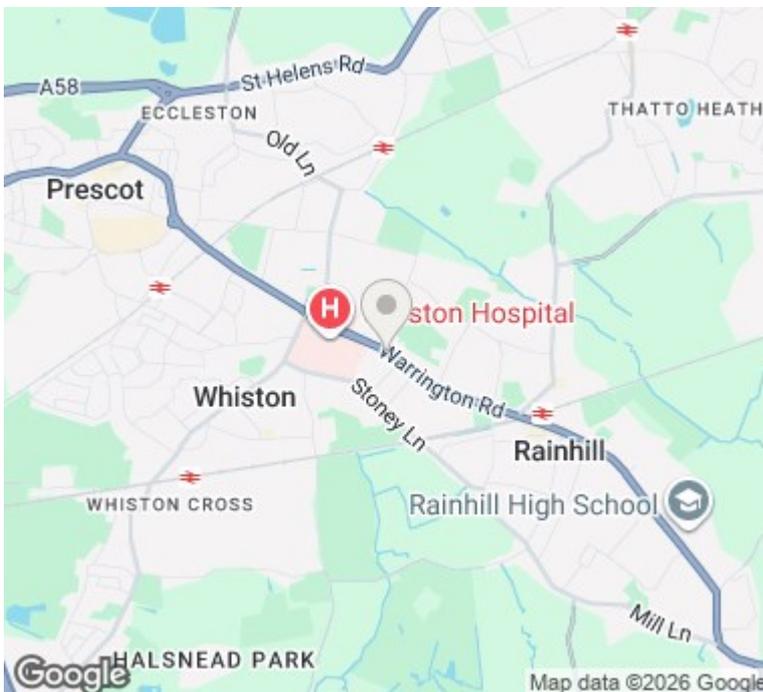
General

A three-bedroom property situated in a popular, residential area of Rainhill. To the ground floor, the property offers flexible living space with two reception rooms, a modern kitchen and ground floor shower room. To the first floor there are three bedrooms, a family bathroom and additional loft conversion, ideal for multiple uses. Externally, the property offers a driveway to the front and an enclosed rear garden.

The property is conveniently positioned near local schools, shops, and transport links such as Rainhill Station. The property combines convenience and comfort throughout, making it a great choice for families or professionals seeking a well-connected home with versatile space.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 63 | 78 |
| <small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small> | |
| <small>EU Directive 2002/91/EC</small> | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |
| <small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(11-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>EU Directive 2002/91/EC</small> | |