



650 Warrington Road, Prescot, L35 0NS

Offers Over £400,000



Nestled in the highly sought-after area of Rainhill, 650 Warrington Road presents a fantastic opportunity to acquire a spacious detached bungalow in a prime location. This versatile home offers three ground-floor bedrooms, with an additional versatile room on the first floor, making it ideal for a range of buyers.

The property comprises porch, entrance hallway, three bedrooms, a family bathroom, living room, a well-appointed kitchen with dining area and adjoining utility room ensure practicality for everyday living. To the first floor, there is a versatile room for an office or storage. A sunroom to the rear enhances the home's appeal, offering a tranquil spot to enjoy views of the expansive garden.

Externally, the bungalow boasts off-road parking to the front, complemented by a garage to the side, adding further convenience. The substantial rear garden provides ample outdoor space, perfect for relaxation or entertaining.

Situated close to local amenities, excellent transport links, motorways, and well-regarded schools, this property is perfectly positioned for both convenience and lifestyle. Rarely do homes of this caliber become available in the area, so early viewing is highly recommended.

Contact Stapleton Derby today to arrange an exclusive appointment. Freehold. EPC TBC.





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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	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.