



658 Warrington Road, Prescot, L35 0NS

Offers Over £365,000



**STAPLETON  
DERBY**

Stapleton Derby is delighted to introduce to the market this charming three-bedroom, semi-detached family home situated in the highly desirable Rainhill area. Tucked away in a sought-after location, this residence offers convenient access to local amenities and excellent transport links.

The property features a spacious entrance hallway, a convenient downstairs WC, a cozy living room, a practical utility room, and a stunning open-plan kitchen/dining area. Upstairs, you'll find three generously sized double bedrooms, a family bathroom, and an additional separate toilet.

Outside, the property boasts ample off-road parking at the front for added peace of mind, while the rear presents a detached garage surrounded by a beautifully landscaped mature garden, perfect for relaxation and enjoyment.

The property also features a complete rewire and a new Worcester boiler and central heating system with radiators, all installed approximately three years ago. Revel in its timeless charm, showcasing an array of period features and elegant decor that are sure to captivate your senses. Don't miss the chance to make this exquisite property your own before it's too late!

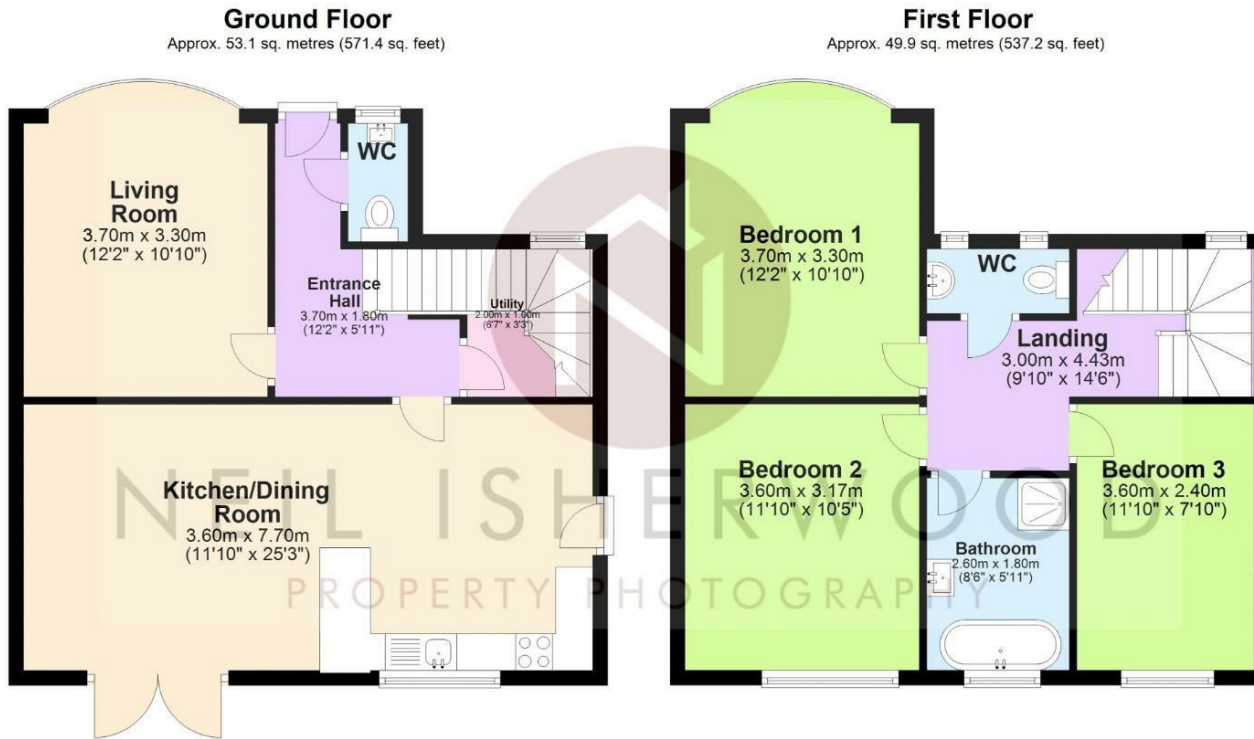








**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



**Ground Floor**  
 Approx. 53.1 sq. metres (571.4 sq. feet)

**First Floor**  
 Approx. 49.9 sq. metres (537.2 sq. feet)

**Total area: approx. 103.0 sq. metres (1108.5 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.