



615 Warrington Road, Prescot, L35 4LT

Asking Price £340,000



**STAPLETON  
DERBY**

Located in the heart of Rainhill, this stunning three-bedroom semi-detached property offers the perfect blend of comfort, style, and convenience. Boasting off-road parking and a beautifully maintained garden, the home also features a versatile garden room, ideal for use as a home office, gym, or additional living space.

The property comprises, entrance hall way, living room, modern open-plan kitchen and dining area provide an inviting space for family gatherings and entertaining and rear lounge. Upstairs, there are three generous size bedrooms and a family bathroom.

With the added benefit of being a freehold property, this home ensures complete ownership with no additional charges. Situated within easy reach of local amenities, reputable schools, and excellent transport links, this property is ideal for families, professionals, or anyone seeking a move-in-ready home in a prime location. Marketed exclusively by Stapleton Derby, this is an opportunity not to be missed.





*Was  
Kitchen  
is for  
dancing*

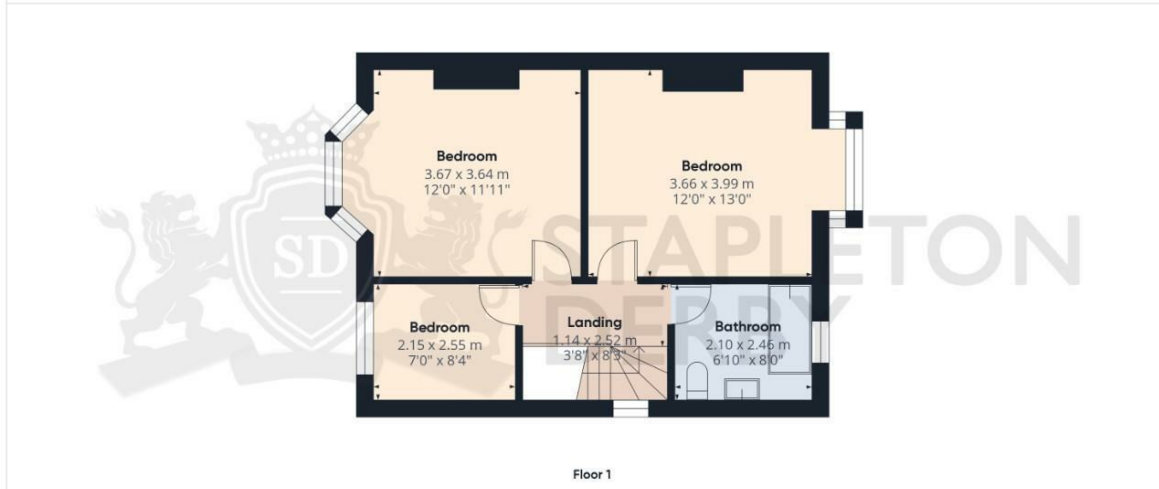
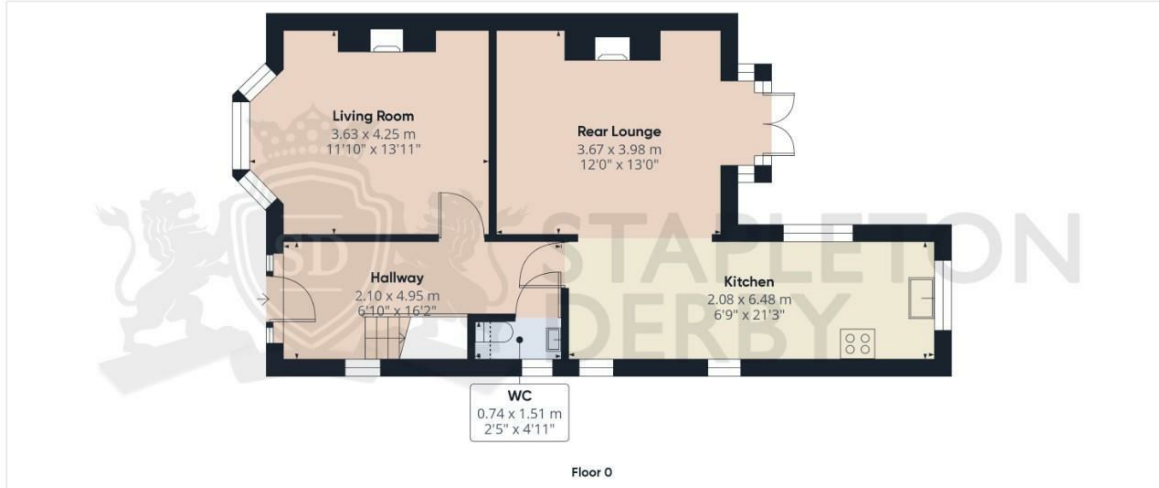






STAPLETON  
DERBY

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



**STAPLETON DERBY**

Approximate total area<sup>®</sup>  
 97.49 m<sup>2</sup>  
 1049.38 ft<sup>2</sup>

Reduced headroom  
 0.17 m<sup>2</sup>  
 1.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.