



# STAPLETON DERBY



Rookery Drive, Rainford, WA11 8BA

£265,000



NO UPWARD CHAIN INVOLVED! An exciting opportunity to acquire a fully refurbished modern two bedroom bungalow. Benefiting from a gas central heating system and double glazing. The accommodation briefly comprises of: spacious lounge, fitted open plan kitchen/diner which includes integrated appliances, fridge freezer, washer, and underfloor heating, two bedrooms and modern bathroom. Externally there are gardens to the rear, with open views and south facing with a driveway providing ample parking. Viewing is essential to appreciate this lovely home. FREEHOLD.

- FREEHOLD
- COUNCIL TAX C
- TWO BEDROOMS
- LOUNGE
- OFF ROAD PARKING
- EPCC
- SEMI DETACHED EXTENDED BUNGALOW
- BATHROOM
- OPEN PLAN KITCHEN DINER
- VIEWING RECOMMENDED



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