



STAPLETON DERBY



Lime Grove, Rainford, WA11 8DS

Offers Over £299,000



OPEN DAY 12-2 FRIDAY 3RD MAY !!!!!!!!!!!!!!!!!!!!!!!!!!!!!NO CHAIN Semi detached home in a cul de sac where properties seldom become available. Tucked away off The Avenue, this home really is ideal for a family needing spacious rooms and contemporary living.

The house has been substantially upgraded and modernised by its current owner, and is ready for a new buyer to move their furniture in and have it as their forever home. Briefly comprises; Entrance hall with storage cupboard, stair access and cloakroom/WC. There is a spacious lounge with log burning stove, double doors to the dining room and a lovely morning room with utility area off the well planned kitchen. The kitchen itself is a feature really enhancing its family kitchen feel.

To the first floor are three bedrooms, all of which are doubles, with the master and second having built in wardrobes, and there is a brand new



- FREEHOLD
- COUNCIL TAX - D
- TWO RECEPTION ROOMS
- CUL DE SAC LOCATION
- SEMI DETACHED
- EPC - C
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE
- FRONT & REAR GARDENS
- VIEWING HIGHLY RECOMMENDED