



50 Mooreway, Rainhill, L35

Asking Price £245,000



**STAPLETON  
DERBY**

**\*\*\*BEAUTIFUL FAMILY HOME, READY TO MOVE IN\*\*\***

Stapleton Derby are pleased to bring to the market this beautiful three-bedroom, semi-detached property to the market. This residence is ideally situated near highly sought-after schools and various amenities, with convenient access to the M62 motorways connecting to Liverpool and Manchester.

The property comprises entrance hallway, a spacious living room, dining room and kitchen. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. Outside, a driveway provides off-road parking at the front, while the rear of the property boasts huge garden with lawn, patio area and detached garage.

This property is presented in excellent condition, ready for the new owners to add their personal touch. Viewing is highly recommended to fully appreciate this home. It is offered as a freehold property with a council tax classification of band C and EPC C







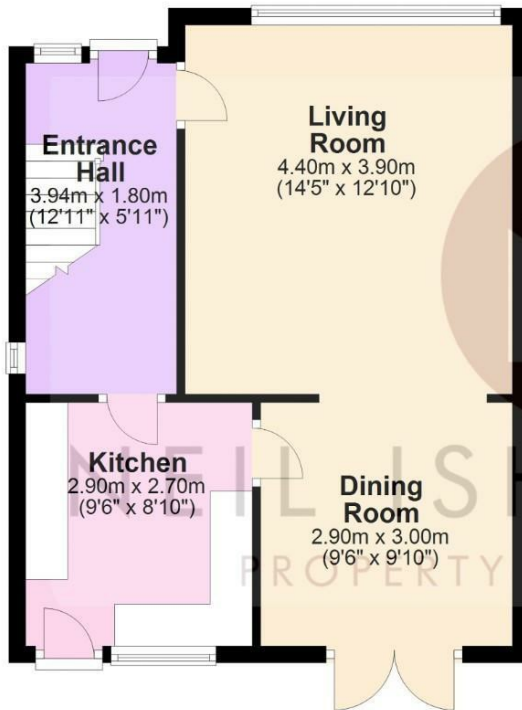


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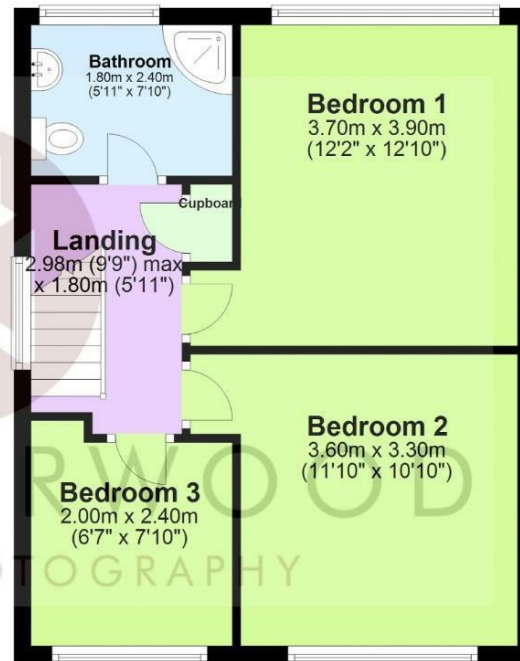
**Ground Floor**

Approx. 42.1 sq. metres (452.7 sq. feet)



**First Floor**

Approx. 42.9 sq. metres (461.6 sq. feet)



**Total area: approx. 84.9 sq. metres (914.2 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			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.