





## PERFECT FAMILY HOME - IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Stapleton Derby is delighted to present this three-bedroom semi-detached home, located in the heart of Rainhill. This well-maintained property offers easy access to local amenities and is conveniently situated near major motorways, making it ideal for commuters traveling to Liverpool or Manchester.

The ground comprises, porch, hallway, downstairs WC, living room, dining area, and kitchen. Off the kitchen is a small utility and garage access. Upstairs, you'll find three generously sized bedrooms and a family bathroom. The exterior boasts off-road parking at the front and a spacious rear garden with a patio area.

FREEHOLD – Early viewing is highly recommended to fully appreciate this property's potential!













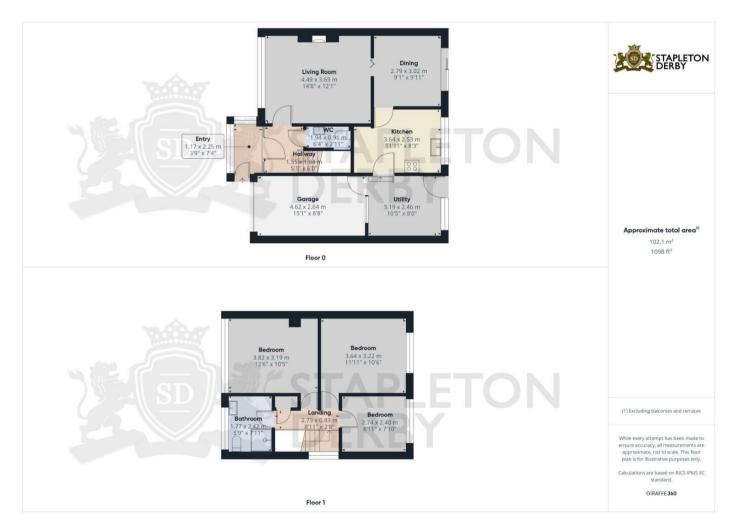






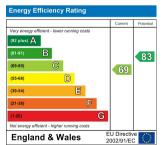
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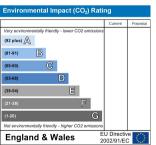
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## IMPORTANT NOTICE TO PURCHASERS

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.