



11 Lincoln Way, Rainhill, L35

Offers In The Region Of £300,000



**STAPLETON
DERBY**

This extended linked detached property is situated in one of Rainhill's most sought-after locations. Perfectly positioned close to a wide range of local amenities, including highly regarded schools, parks, shops, and excellent transport links with easy motorway access, it offers everything a modern family could need.

The accommodation comprises a welcoming porch, entrance hallway, downstairs WC, store, kitchen, dining room, and a spacious living room, with internal access to the garage. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the front of the property benefits from off-road parking, a lawned area, and garage access. To the rear, you'll find a private garden with a patio area and additional side access to the garage.

This property is offered with NO CHAIN, tenure FREEHOLD, and EPC C. Homes in this area are rarely available for long, so early viewing is highly recommended.

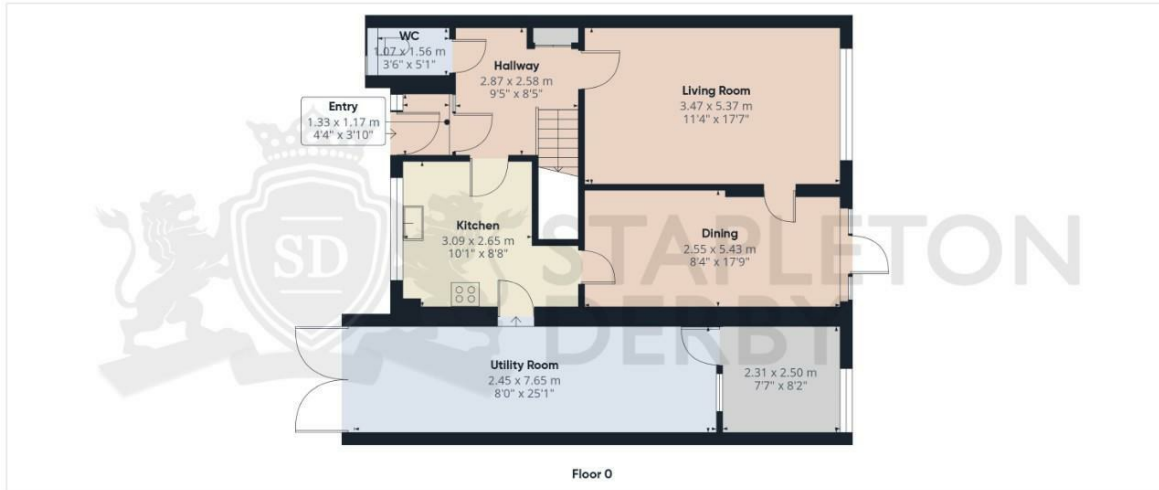








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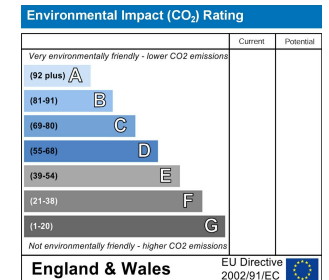
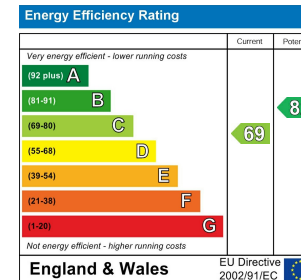


Approximate total area[®]
 130.2 m²
 1400 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.