



6 Lincoln Way, Rainhill, L35

Asking Price £325,000



**STAPLETON
DERBY**

Lincoln Way, Rainhill is a well-presented three-bedroom linked-detached family home, situated in one of Rainhill's most desirable and sought-after postcodes. Perfectly positioned, the property enjoys close proximity to a wide range of local amenities including reputable schools, shops, public transport links, and excellent motorway access—making it ideal for commuters and growing families alike.

Upon entering, the accommodation begins with a welcoming porch leading into a spacious entrance hallway, which provides access to a convenient downstairs WC. The kitchen is thoughtfully laid out and benefits from internal access to the garage, offering both practicality and additional storage potential. To the rear of the property, the generous living room flows seamlessly into the dining area, creating a sociable and versatile living space. This continues into the conservatory, which overlooks the rear garden and provides a bright and relaxing additional reception area, ideal for year-round enjoyment. To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation suitable for family living, guests, or home office use. The floor is completed by a family bathroom, fitted with a modern suite. Externally, the property benefits from off-road parking to the front, along with garage access, adding to its convenience. To the rear, there is a good-sized garden with a patio area, perfect for outdoor dining, entertaining, or simply enjoying a private outdoor space.

The property is offered as FREEHOLD, with EPC rating D, and presents an excellent opportunity for buyers seeking a well-located home with flexible living space in a highly regarded residential area.

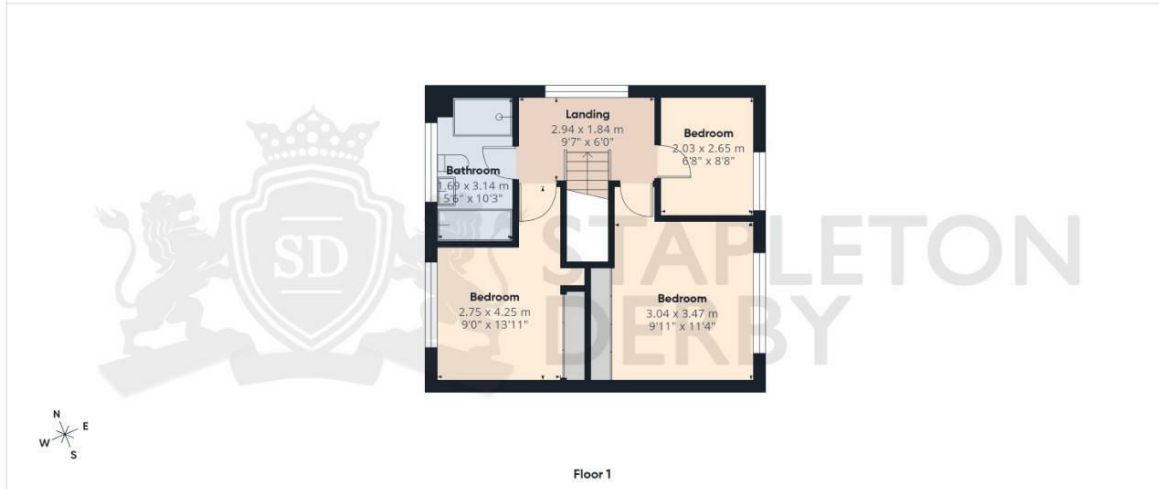
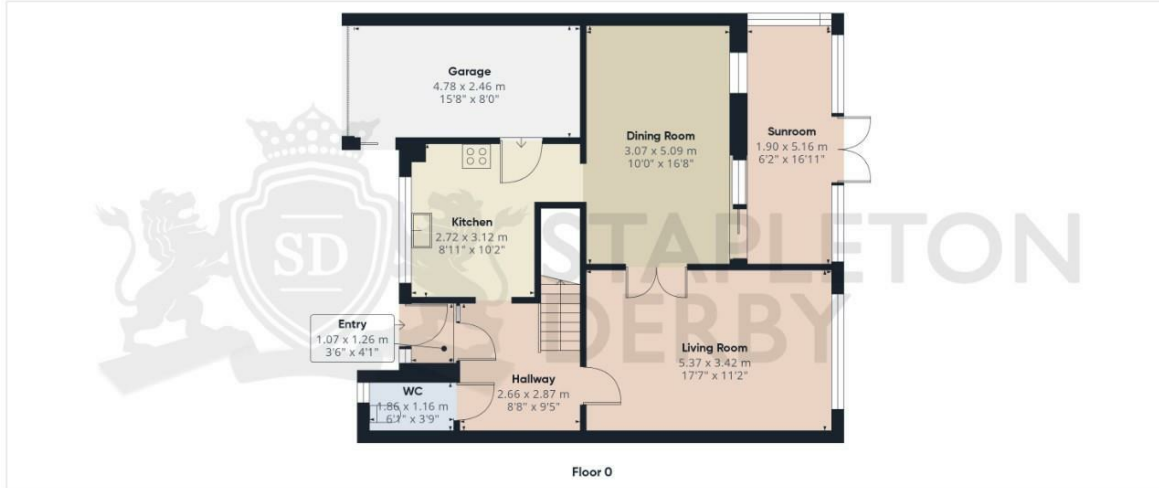








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Approximate total area[®]
 116.9 m²
 1258 ft²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.