



25 Swaledale Avenue, Rainhill, L35

Asking Price £265,000



**STAPLETON  
DERBY**

Nestled within the ever sought-after Jones Estate in Rainhill, this well loved and beautifully maintained family home on Swaledale Avenue offers spacious accommodation, a wonderful rear garden and a fantastic location close to a range of local amenities. Ideally positioned for families and commuters alike, the property is within easy reach of parks, reputable schools, shops, transport links and motorway connections.

The accommodation briefly comprises a porch, welcoming entrance hallway, handy WC, a spacious living room, a dining room, conservatory, fitted kitchen and internal access into the garage. To the first floor, the property benefits from three well proportioned bedrooms, as is typical of homes on this popular estate, along with a family shower room. Externally, the front of the property offers a lawned garden, off-road parking and garage access, whilst to the rear there is a beautiful garden and patio area, perfect for relaxing or entertaining during the warmer months.

This is a home that has clearly been cared for and maintained over many years, creating a warm and inviting feel throughout. Early viewing is highly recommended to fully appreciate everything this lovely family home has to offer.









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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | 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.