



6 Whalley Avenue, Rainford, WA11

Asking Price £200,000



**STAPLETON  
DERBY**

Nestled in the heart of Rainford village, this charming semi-detached house on Whalley Avenue offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The bay fronted lounge invites natural light, creating a warm and welcoming atmosphere, while the dining room provides an ideal space for family meals or gatherings.

The house features two well-proportioned double bedrooms, ensuring ample space for rest and privacy. A modern white suite shower room is conveniently located on the first floor, adding to the practicality of the home. The ground floor also boasts a kitchen extension, enhancing the living space and providing a functional area for culinary pursuits.

Set on a generous plot, the property benefits from a well-sized rear garden, complete with two greenhouses, perfect for gardening enthusiasts. The lawned garden offers a tranquil outdoor space for relaxation or play. Additionally, the driveway at the front accommodates parking for up to three vehicles, leading to a detached garage at the rear, providing further storage or workshop options.

Living in Rainford means having shops, schools, and various amenities right on your doorstep, making this location both convenient and desirable. With no onward chain, this property is ready for you to move in and make it your own. This semi-detached house is an excellent opportunity for first-time buyers, small families, or those looking to downsize, offering a perfect blend of space, comfort, and location.





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DERBY





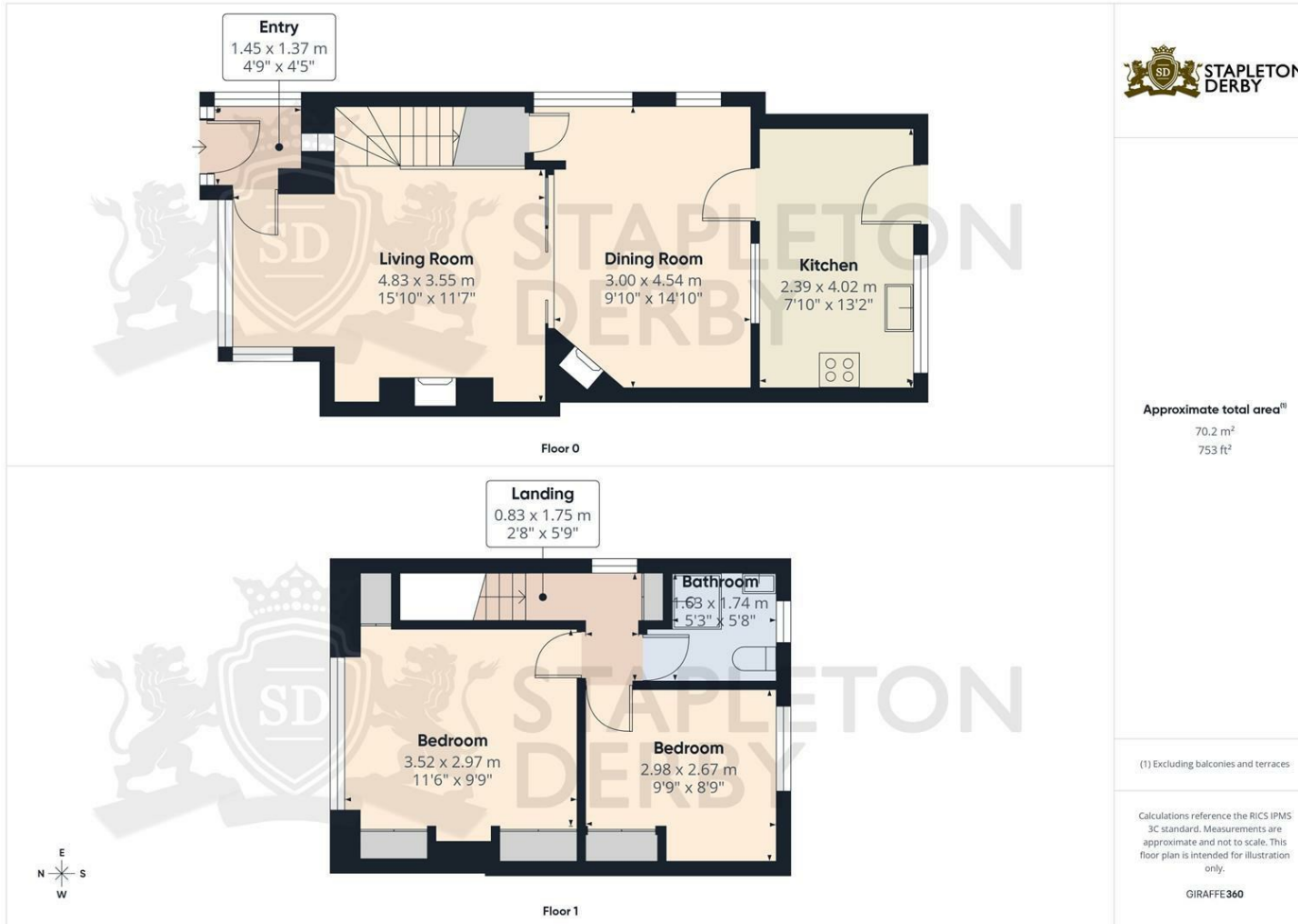
# Stapleton Derby

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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		

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.