



16 Swaledale Avenue, Rainhill, L35

Asking Price £310,000

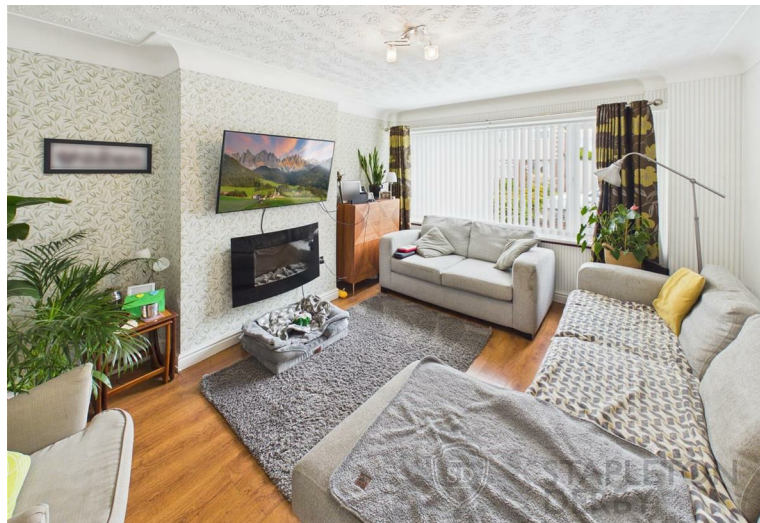


**STAPLETON  
DERBY**

Situated on the ever-popular Jones Estate in Rainhill, this extended four-bedroom semi-detached family home offers generous living accommodation, versatile reception space and an excellent location close to a wealth of local amenities. Perfectly suited to growing families and commuters alike, the property enjoys a convenient position within easy reach of highly regarded schools, local shops, parks, public transport links and major motorway networks.

The accommodation briefly comprises a welcoming porch leading into the entrance hallway, a spacious living room, separate dining room and a bright sun room overlooking the rear garden. The heart of the home is the impressive open-plan kitchen, featuring a central island and breakfast bar, providing the ideal space for both everyday family life and entertaining. Internal access to the garage completes the ground floor accommodation. To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom serving the remaining bedrooms. Externally, the property is set back from the road with a lawned front garden, ample off-road parking and access to the garage. To the rear, a generous enclosed garden provides an excellent outdoor space for families, featuring a patio area ideal for al fresco dining and entertaining.

Offering spacious accommodation in one of Rainhill's most sought-after residential locations, this fantastic family home presents an excellent opportunity for buyers seeking both space and convenience. Early viewing is highly recommended.









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.