



25 Dee Road, Rainhill, L35

Asking Price £195,995

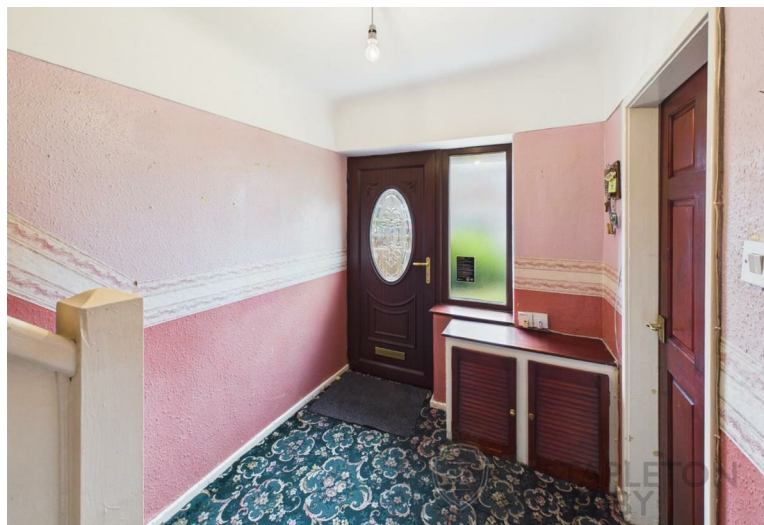


**STAPLETON
DERBY**

Occupying a generous plot in a highly sought-after Rainhill location, Dee Road presents an exciting opportunity for buyers looking to create a home tailored to their own style and requirements. Offering fantastic potential throughout, this substantial property is ready for a new owner to put their own stamp on it and unlock its full potential. Ideally situated close to a range of local amenities, including well-regarded schools, shops, transport links and motorway networks, the property provides both convenience and excellent connectivity for families and commuters alike.

The accommodation briefly comprises an entrance hallway, a spacious living room, dining area and kitchen to the ground floor. To the first floor are three well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a front garden with potential to create off-road parking, subject to the necessary consents. To the rear, there is a good-sized garden, patio area and a selection of useful outbuildings, offering further scope for storage, hobbies or future development.

Offered with the added benefit of being FREEHOLD and with an EPC rating of D, this is a rare opportunity to acquire a spacious home in a desirable location and transform it into something truly special.



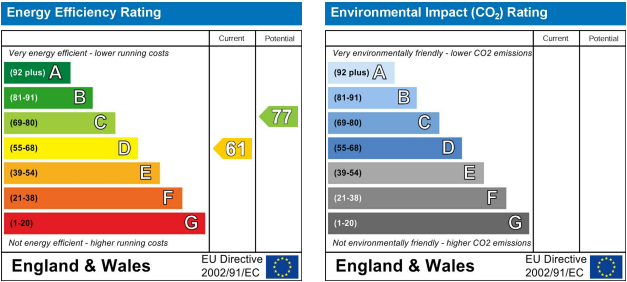






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