



136 Rainhill Road, Rainhill, L35

Asking Price £240,000

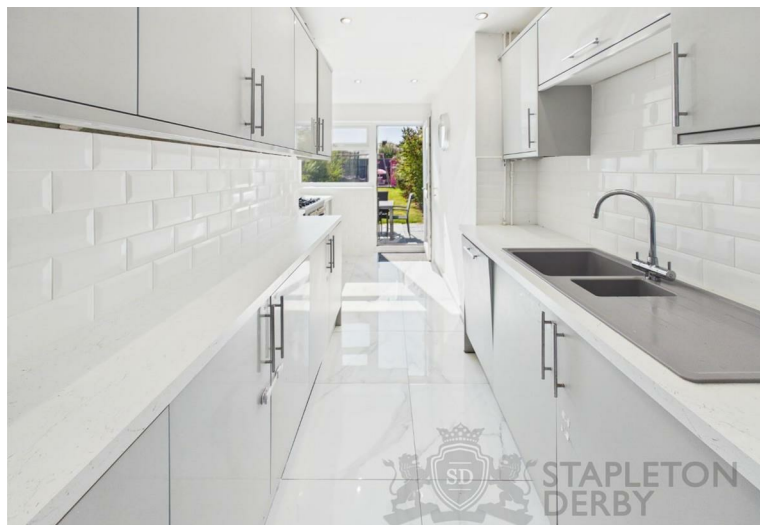


Offered to the market with no onward chain, this beautifully presented freehold three-bedroom mid-terraced home has been thoughtfully modernised by the current owners to create a stylish and versatile living space. Ideally situated in the heart of the ever-popular Rainhill village, the property enjoys easy access to excellent local amenities, highly regarded schools, transport links and motorway connections, making it an ideal choice for first-time buyers, families and commuters alike.

The accommodation begins with a welcoming entrance hallway leading into a bright and comfortable living room, flowing effortlessly into an extended dining room, creating the perfect space for everyday family life and entertaining. To the rear, the modern fitted kitchen overlooks the attractive garden. To the first floor are three well-proportioned bedrooms, together with an additional versatile room that could be utilised as a dressing room, home office, nursery or hobby room, depending on individual needs. A contemporary family bathroom completes the internal accommodation.

Externally, the property continues to impress. To the front, there is off-road parking for multiple vehicles along with convenient side access to the rear garden. The generous rear garden has been designed with families in mind, offering a patio seating area, a well-maintained lawn and a dedicated children's play area, providing an excellent outdoor space to enjoy throughout the year.

Offering spacious, move-in-ready accommodation, a freehold tenure and the added benefit of no onward chain, this fantastic home presents an excellent opportunity for buyers seeking a property in one of Rainhill's most convenient and sought-after locations.

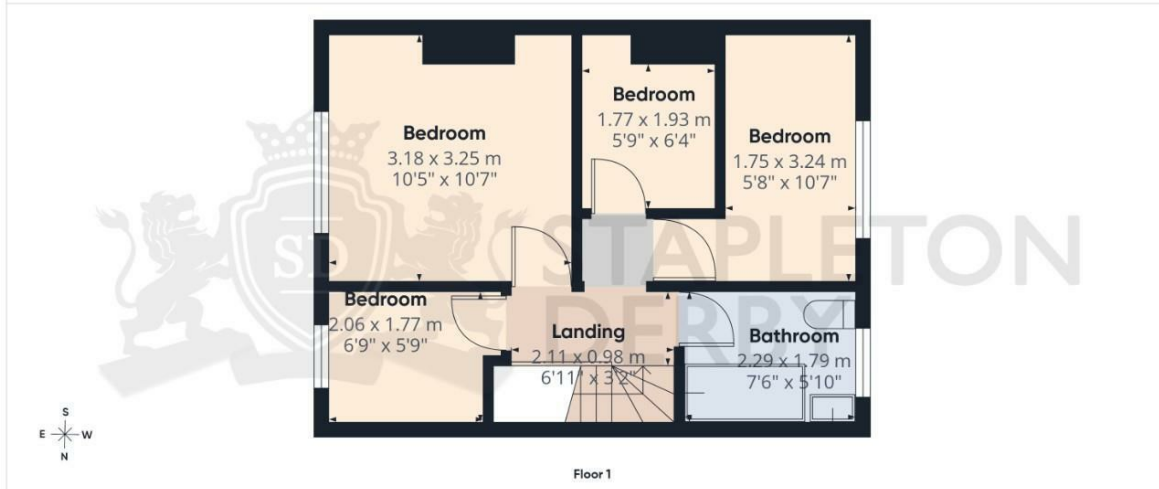








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Approximate total area[®]
 75.7 m²
 816 ft²

(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			
		69	85
England & Wales		EU Directive 2002/91/EC	

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

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