



20 Longton Lane, Rainhill, L35

Asking Price £170,000



Offered to the market with NO CHAIN, this well-maintained three-bedroom mid-terraced property presents an excellent opportunity for first-time buyers, families and investors alike.

Ideally situated on Longton Lane in the heart of Rainhill, the property enjoys a highly convenient location within walking distance of a range of local amenities, well-regarded schools, public transport links and excellent motorway connections, making it perfect for commuters.

The accommodation briefly comprises a welcoming living room, separate dining room, fitted kitchen and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for a growing family, together with the family bathroom. Externally, the property benefits from on-street parking and a front garden, while to the rear there is a private yard which backs onto open fields, providing a pleasant outlook and a greater sense of space.

With the added advantage of being offered chain free, this fantastic home is ready for its next owners to move straight in and make it their own. Early viewing is highly recommended.

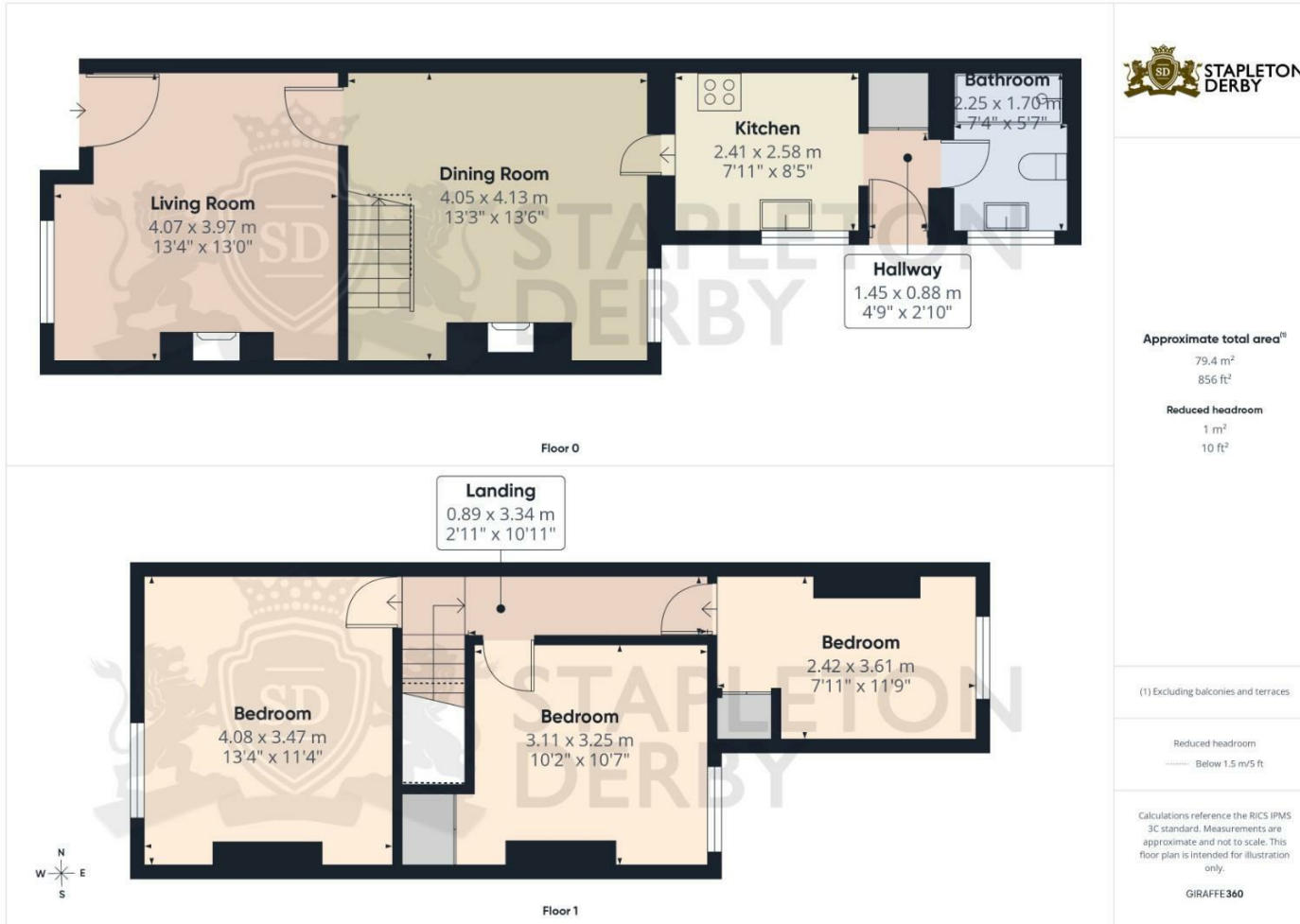








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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 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

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.