



63 Old Lane, Rainford, WA11

Asking Price £395,000



**STAPLETON
DERBY**

Located in a prime position within the heart of Rainford Village, Old Lane presents a wonderful opportunity to purchase a beautifully presented three-bedroom detached dormer bungalow, ideally placed within walking distance of local shops, schools, transport links, parks and the popular linear path. Offering versatile accommodation across two floors, the property is perfect for buyers seeking a stylish, well-maintained home in one of Rainford's most desirable village locations.

Internally, the property comprises a welcoming entrance hallway, dining room, spacious living room, bedroom/study, office, downstairs WC and kitchen, creating a flexible layout that can easily suit a range of lifestyles. To the first floor, there are two well-presented double bedrooms, a family bathroom and a useful storage room/airing cupboard.

Externally, the property continues to impress. To the front, there is off-road parking for multiple vehicles, a lawned garden, garage access and side access to the rear. The rear garden is beautifully maintained, with patio areas, garage access and a fantastic hidden gem at the end of the garden — a private bar with seating area, ideal for entertaining family and friends. EPC TBC.

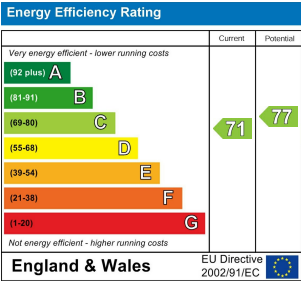








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