



63 Old Lane, Rainford, WA11

Asking Price £400,000



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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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.