

165 Church Road, Rainford, WA11

Offers Over £325,000

STAPLETON DERBY

An outstanding three-bedroom family home, ideally positioned in the heart of Rainford Village, offering well-proportioned accommodation, excellent outdoor space, a bespoke built garden room, and fantastic potential. Offered for sale with no onward chain, the property is ideally situated for local schools, shops, amenities and transport links, making it well suited to first-time buyers, growing families or those looking for a home to enjoy for years to come.

The accommodation comprises porch, welcoming living room, kitchen, utility room, downstairs WC and summer room, providing additional living space with views across the garden and neighbouring countryside. To the first floor are three well-proportioned bedrooms and a family bathroom, with bath and shower, offering practical accommodation for modern family life.

Externally, the property continues to impress. To the front is off-road parking, lawn and mature laurel hedging, providing privacy and defining the boundaries. The rear and side offer appealing features, including open views across neighbouring farmers' fields, creating a lovely sense of space and a semi-rural outlook rarely found within such a convenient village location. The fields are currently home to horses, further enhancing the countryside setting.

A standout feature is the bespoke built garden room, valued at approximately £25,000, which is fully insulated and benefits from electricity. This space could be used as a home office, hobby room, gym or peaceful retreat.

The property also benefits from three garages providing four garage/parking spaces, with the associated land forming part of the property title. This provides excellent storage, parking and potential for various uses, subject to relevant consents.

Ready to move into and offered with no onward chain, this is a fantastic opportunity to acquire a well-presented family home with a bespoke garden room, generous garage and parking provision, countryside views and convenient location.















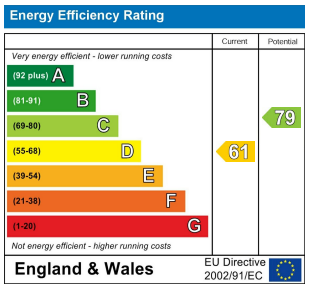


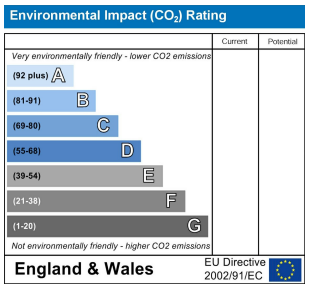

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MARVEL COMICS

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