

165 Church Road, Rainford, WA11

Offers Over £325,000

STAPLETON DERBY

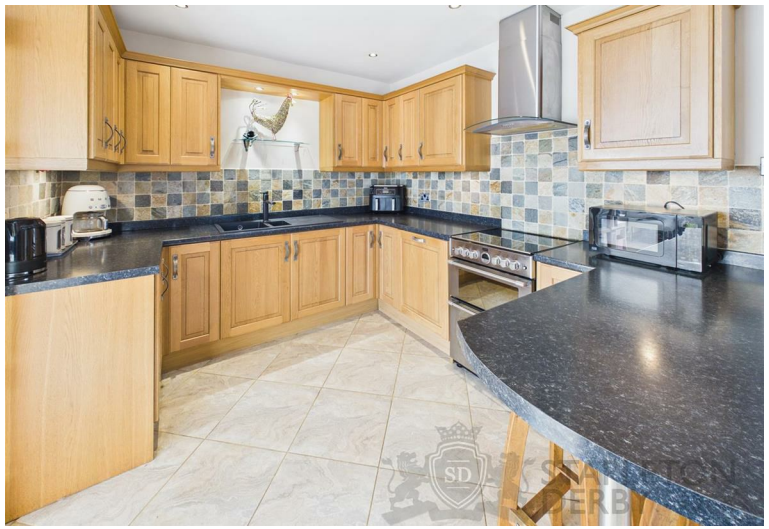
An outstanding three-bedroom family home, ideally positioned in the heart of Rainford Village, offering well-proportioned accommodation, excellent outdoor space, and fantastic potential for the future. Perfectly situated for access to local schools, shops, everyday amenities and transport links, this appealing property is ideally suited to first-time buyers, growing families or those looking for a home they can enjoy for many years to come.

The accommodation comprises porch, welcoming living room, kitchen, utility room, downstairs WC and a conservatory, providing excellent additional living space and views towards the garden and surrounding 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, a lawned garden and mature laurel hedging, providing privacy and defining the boundaries. The rear and side of the property offer several particularly appealing features. The property enjoys open views across neighbouring farmers' fields to the rear, creating a lovely sense of space and a semi-rural outlook that is not often found within such a convenient village location. To the side is a detached, fully insulated outhouse, complete with electricity, providing a versatile additional space that could be used as a home office, hobby room, gym or other ancillary accommodation.

A further notable feature is the presence of three garages to the side of the property, with the associated land forming part of the property title. This provides exceptional storage, parking and potential for a variety of uses, subject to the relevant consents.

Ready to move into, with countryside views, excellent amenities nearby and plenty of additional space and potential.








STAPLETON
DERBY






BODHI

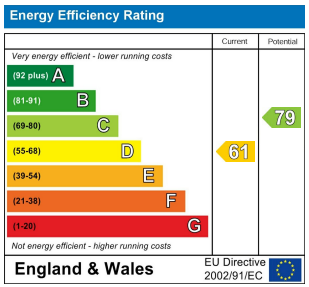


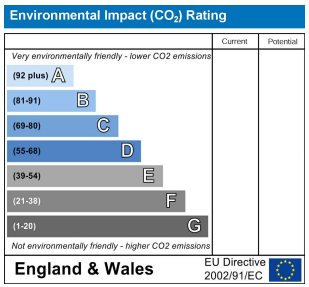


Stapleton Derby
1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
Tel: 0151 430 0717 01744 889 999
office@stapletonderby.co.uk
www.stapletonderby.co.uk









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.