



11 Dunbeath Avenue, Rainhill, L35

Asking Price £265,000



**STAPLETON
DERBY**

Situated on the ever-popular Dunbeath Avenue in the heart of Rainhill, this beautifully maintained three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home that is truly ready to move straight into. Ideally positioned close to local amenities, shops, highly regarded schools, transport links and motorway access, the property offers the perfect balance of convenience and comfortable family living.

Having been lovingly cared for by the current owners, the home is presented to an exceptional standard throughout and offers spacious accommodation with further potential for conversions and extensions, subject to the appropriate planning permissions.

The accommodation briefly comprises a welcoming porch leading into the entrance hallway, a bright and spacious living room opening through to the dining area, with patio doors providing direct access onto the beautifully maintained rear garden. The kitchen offers ample workspace and storage, along with internal access to the garage. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property continues to impress. To the front, there is off-road parking, a lawned garden and garage access. To the rear, there is a mature and well-maintained garden with patio seating area, creating the ideal outdoor space for relaxing or entertaining, along with additional rear garage access.

This fantastic home offers bags of potential and is certain to appeal to a wide range of buyers looking for a property in a sought-after residential location.

EPC TBC.









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.