



15 Orchard Dene Craven Road, Rainhill, L35

Offers Over £170,000



EXCLUSIVE LISTING – BOOK YOUR VIEWING TODAY!

Stapleton Derby is delighted to present this stunning first-floor apartment, perfectly positioned in a sought-after location just a short stroll from Rainhill Village and its excellent amenities.

Occupying the entire corner of the first floor, this elegant home benefits from its own private entrance and offers a welcoming hallway, kitchen, spacious open-plan lounge/dining area, two well-proportioned bedrooms, and a stylish bathroom.

The beautifully maintained communal gardens provide a peaceful outdoor setting, while the property also comes with the convenience of an allocated parking space.

Lease Details: 999-year leasehold (approximately 954 years remaining) at £25

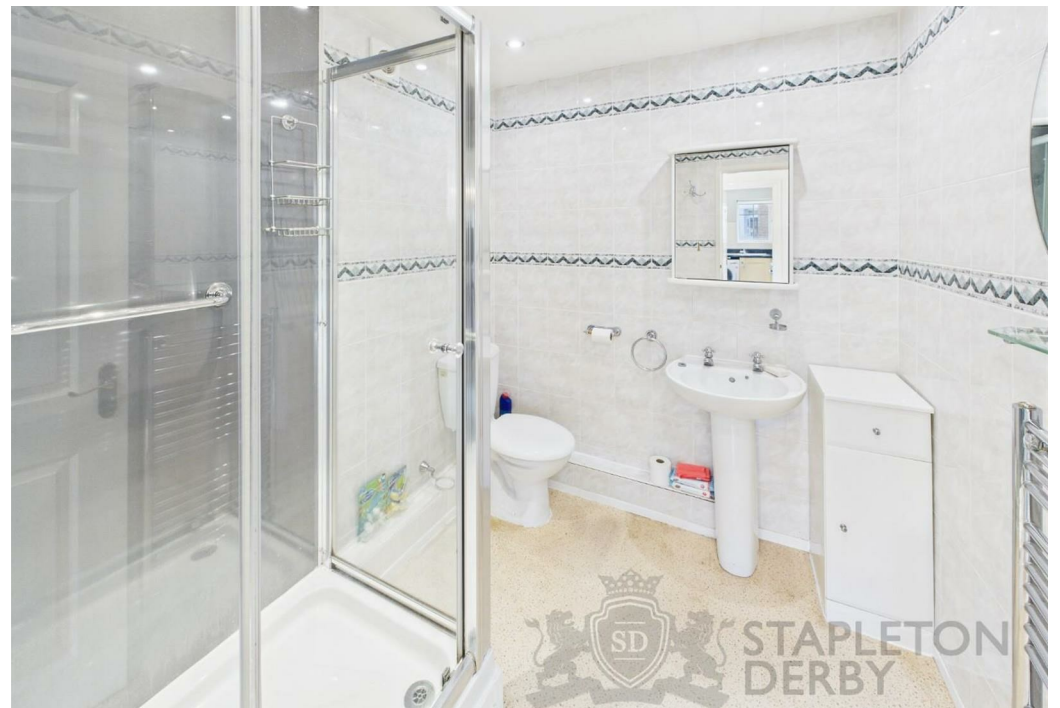
Annual Management Fees: Around £1,000

This is an exceptional opportunity not to be missed – arrange your viewing today!



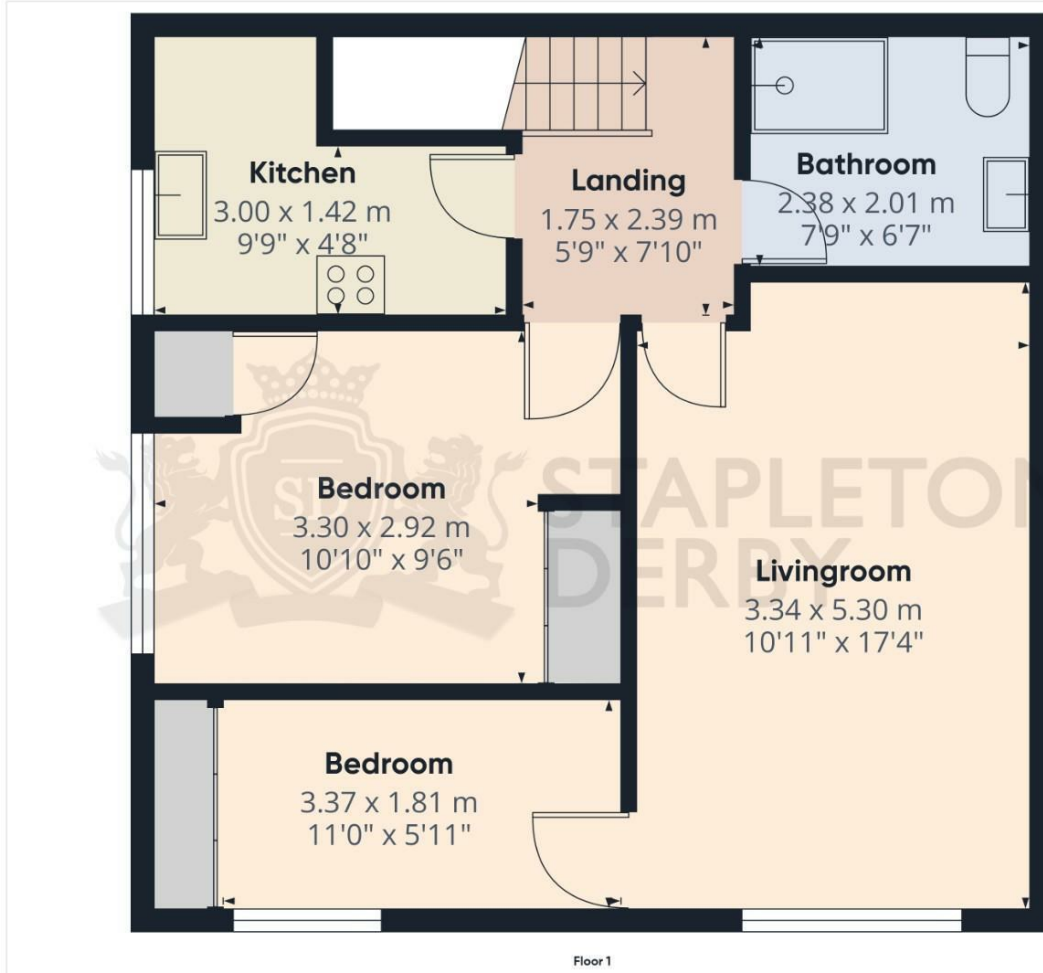


THE ORCHARD DENE  
Residential Property  
Private Parking Only





**Stapleton Derby**  
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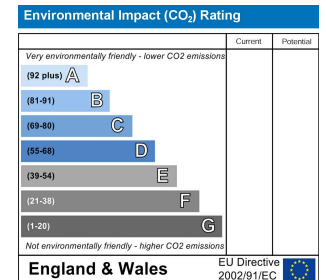
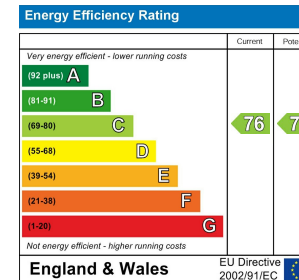


Approximate total area<sup>1)</sup>  
 50.1 m<sup>2</sup>  
 540 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**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.