



STAPLETON

25 Wharfedale Drive, Rainhill, L35

Offers Over £210,000



**STAPLETON
DERBY**

Stapleton Derby are delighted to offer for sale this three-bedroom semi-detached property, located on the highly sought-after Jones Estate in Rainhill in need of modernisation. Ideally positioned, Wharfedale Drive provides convenient access to a range of local amenities including parks, well-regarded schools, shops, the village centre and excellent transport links.

The accommodation briefly comprises an entrance hallway leading to a spacious living room, dining room and a well-appointed kitchen. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property offers off-road parking, a lawned front garden and side access. To the rear, there is a good-sized garden with lawn and patio area.

The property is Freehold and the EPC C. It also benefits from solar panels – for more information regarding this, please contact the agent.

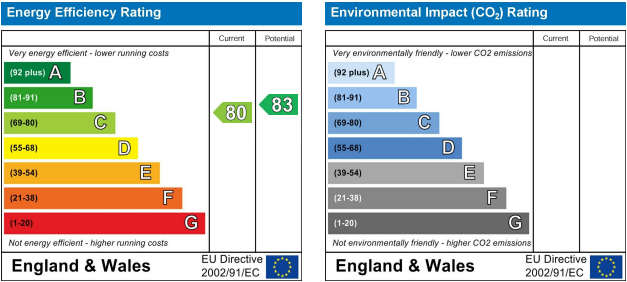








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IMPORTANT NOTICE TO PURCHASERS

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.