



2 The Meadows, Rainhill, L35

Asking Price £350,000



**STAPLETON
DERBY**

A much-loved family home situated in the heart of Rainhill, occupying a highly desirable position on The Meadows, widely regarded as one of the most sought-after roads in the area.

This lovely three-bedroom property has been a cherished family home for many years and is now ready for its next owner to bring it back to life and create another much-loved family home. Offering generous and versatile accommodation, the property presents an exciting opportunity for someone looking to create their forever home, while also providing an attractive proposition for an investor seeking a renovation project with the potential to add value.

The property is approached via an entrance hallway which provides access to the principal ground floor accommodation. There is a spacious lounge, separate living room and dining room, together with a kitchen, utility room and convenient downstairs WC. To the first floor are three bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a generous frontage with off-road parking for several vehicles, a lawned area and useful side access. To the rear is a substantial garden offering excellent outdoor space, together with a detached garage.

Whilst the property would benefit from modernisation, it offers a fantastic opportunity to transform an existing family home into something truly special. With its desirable location, generous accommodation, excellent outside space and scope for improvement, The Meadows is sure to appeal to both families and investors alike.

The property is FREEHOLD and the EPC is TBC.

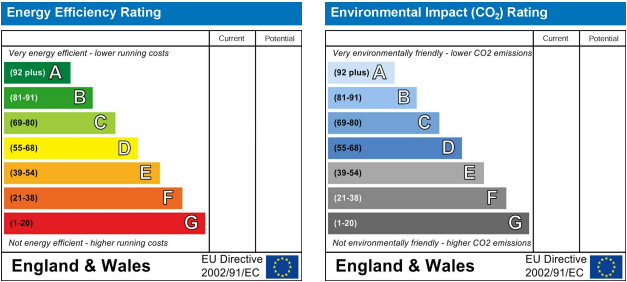








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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.