



23 Ellaby Road, Rainhill, L35

Offers Over £200,000

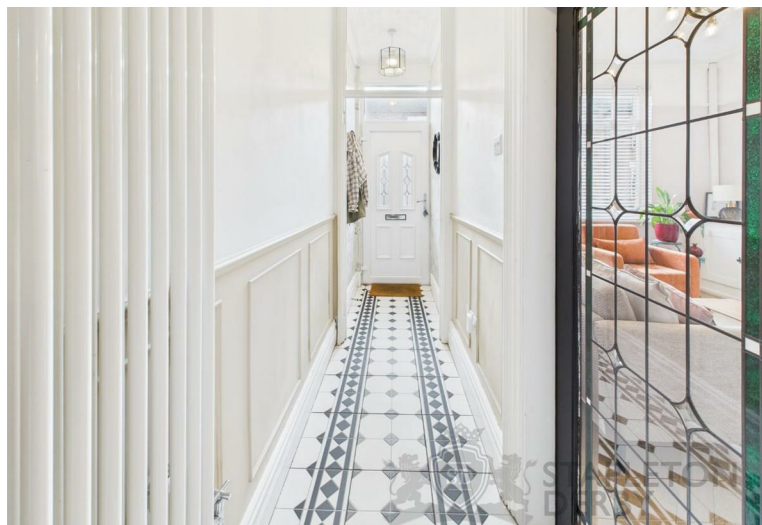
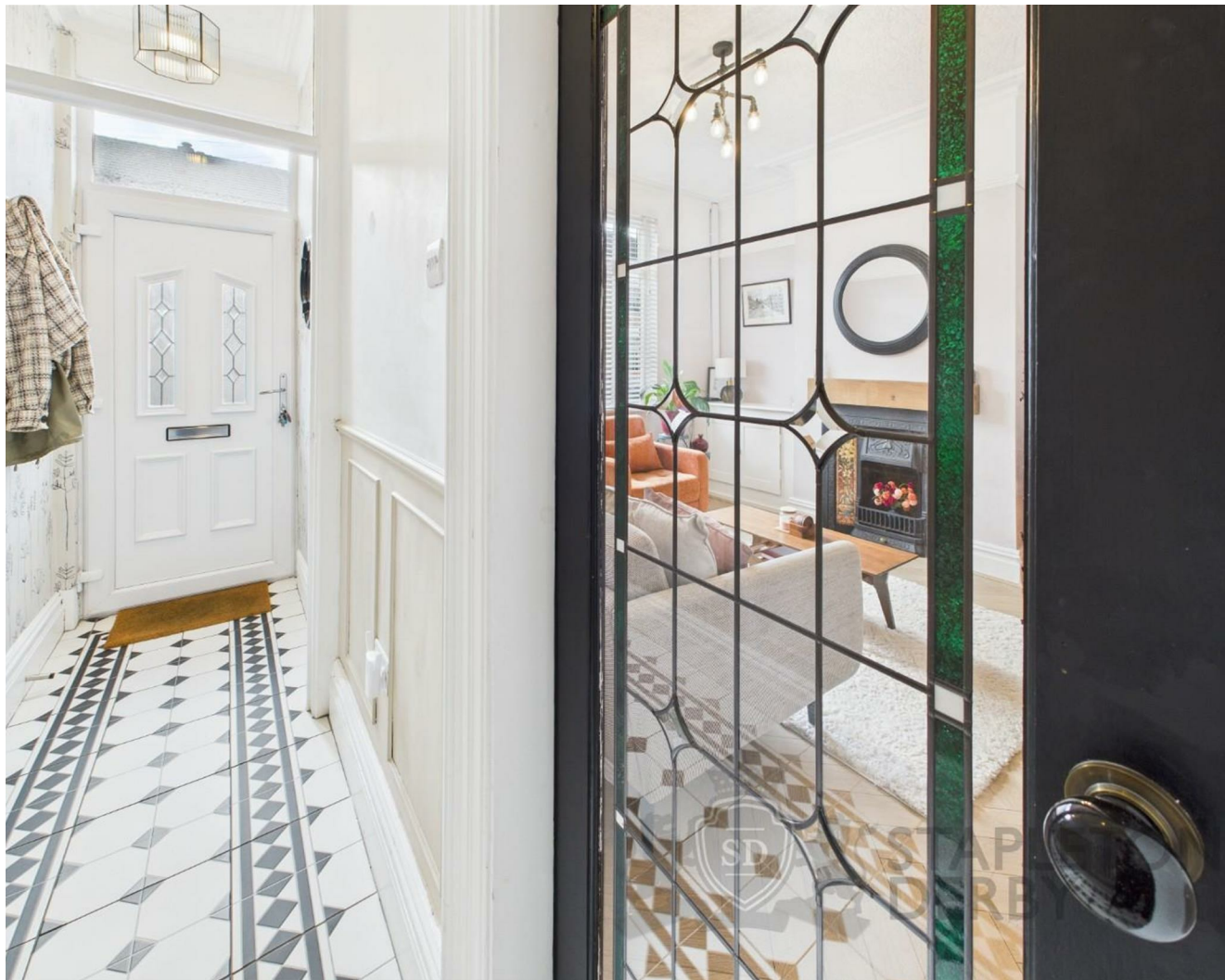


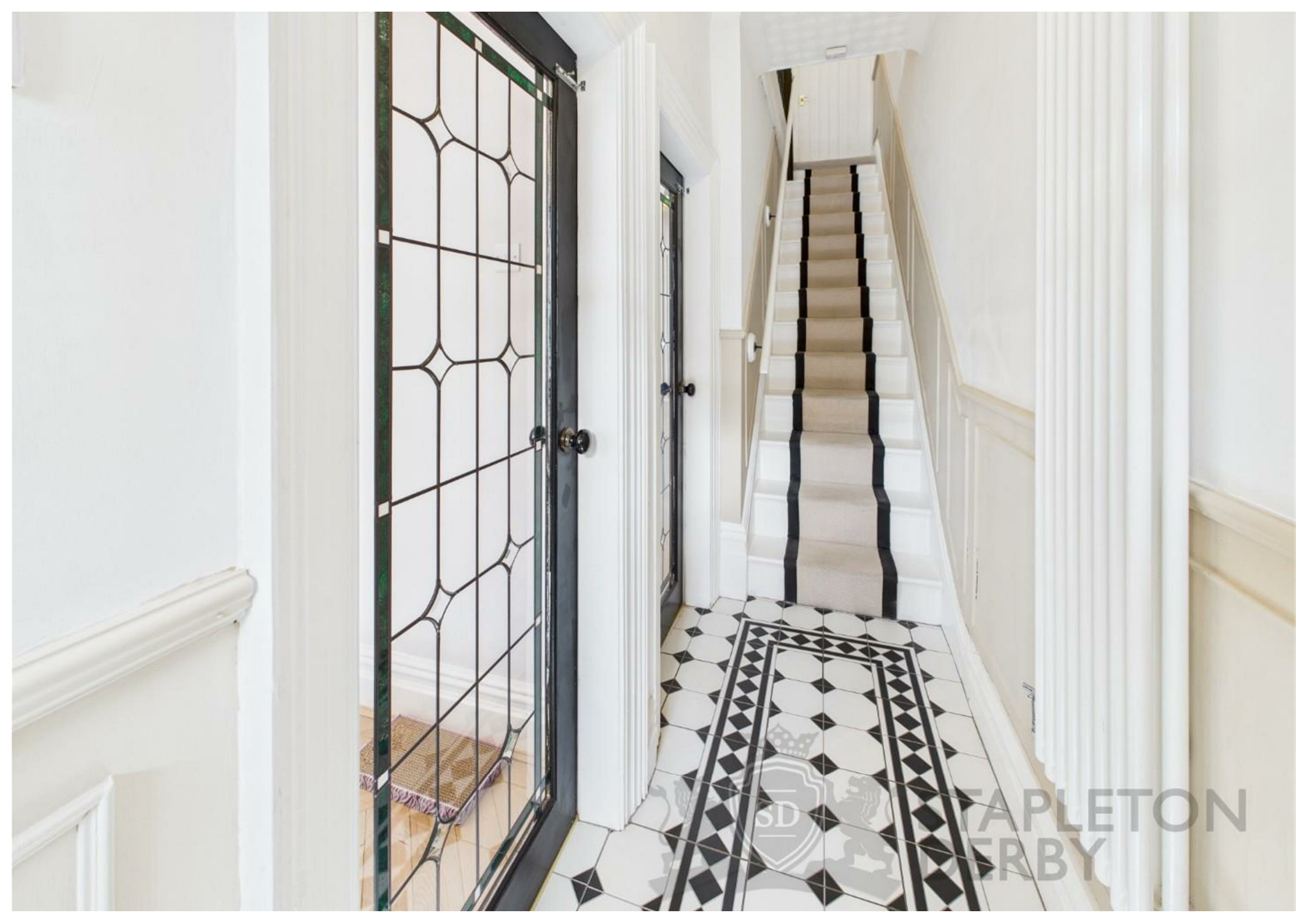
**STAPLETON  
DERBY**

Nestled in the heart of Rainhill, Ellaby Road presents a charming Victorian residence brimming with character and appeal. Set within a highly sought-after area, this delightful home offers a rare blend of period features and modern convenience, all within easy reach of Rainhill Village, excellent transport links, and a host of local amenities.

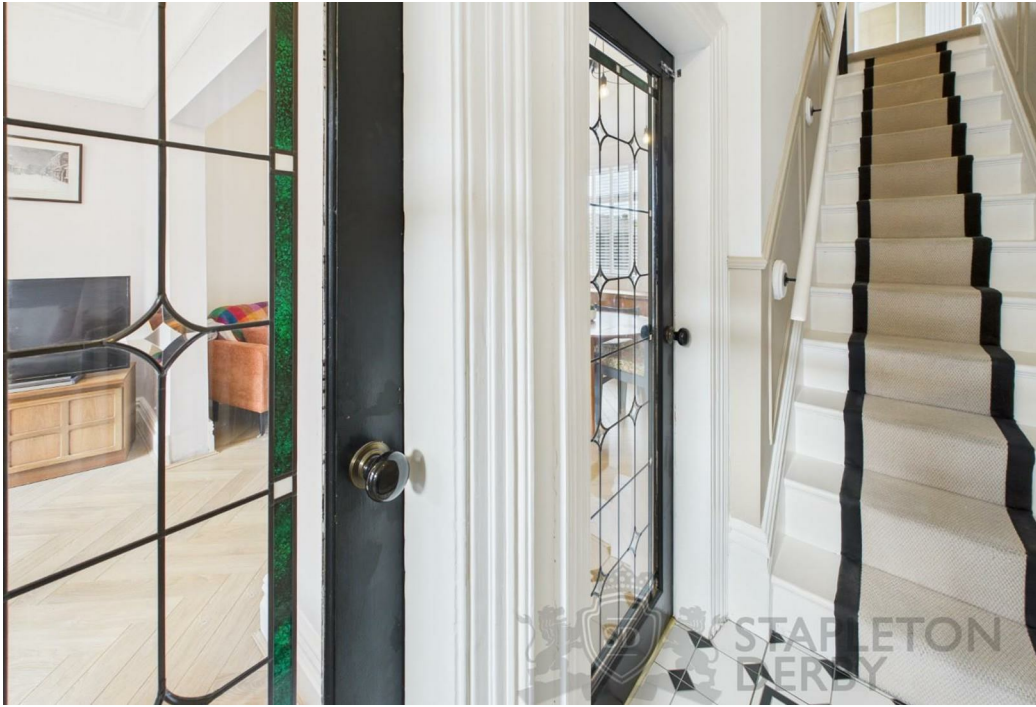
Upon entering, you're welcomed by a traditional hallway that leads into a spacious living room and an elegant dining room, both seamlessly connected by flowing parquet flooring that adds warmth and continuity to the space. The dining area opens into a contemporary kitchen, thoughtfully designed to complement the home's heritage while providing all the functionality of modern living. Upstairs, the property boasts two generously sized double bedrooms, a versatile third room ideal as a home office or single bedroom, and family bathroom. Each room retains a sense of the property's original charm, enhanced by tasteful updates throughout. Externally, the front of the property features a neat paved area with on-road parking, while the rear offers a private paved yard complete with useful outbuildings and a beautifully extended garden beyond—perfect for relaxing, entertaining, or simply enjoying the outdoors.

This is a wonderful opportunity to own a timeless home in a vibrant community, where classic architecture meets everyday comfort. Early viewing is highly recommended to fully appreciate all that this property has to offer





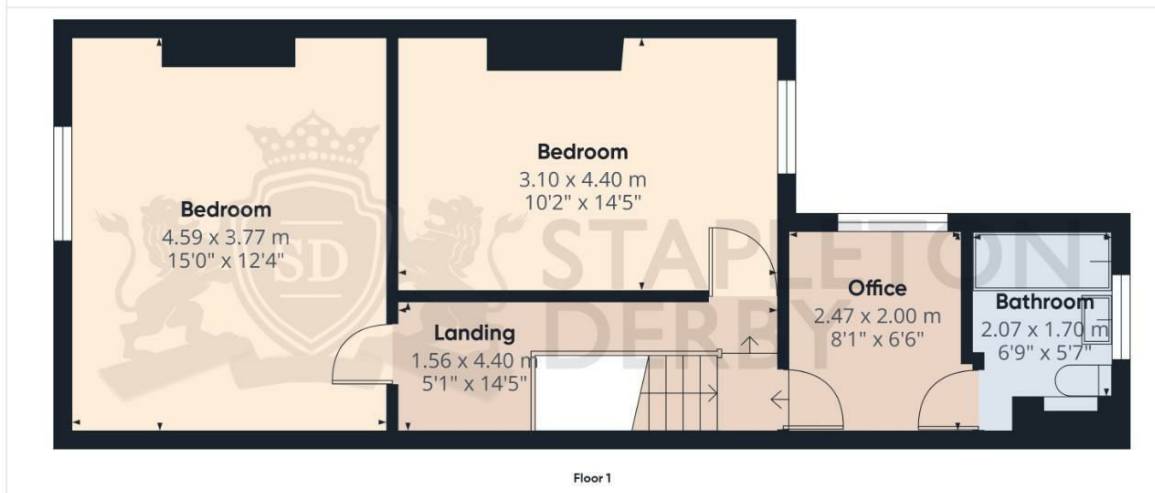
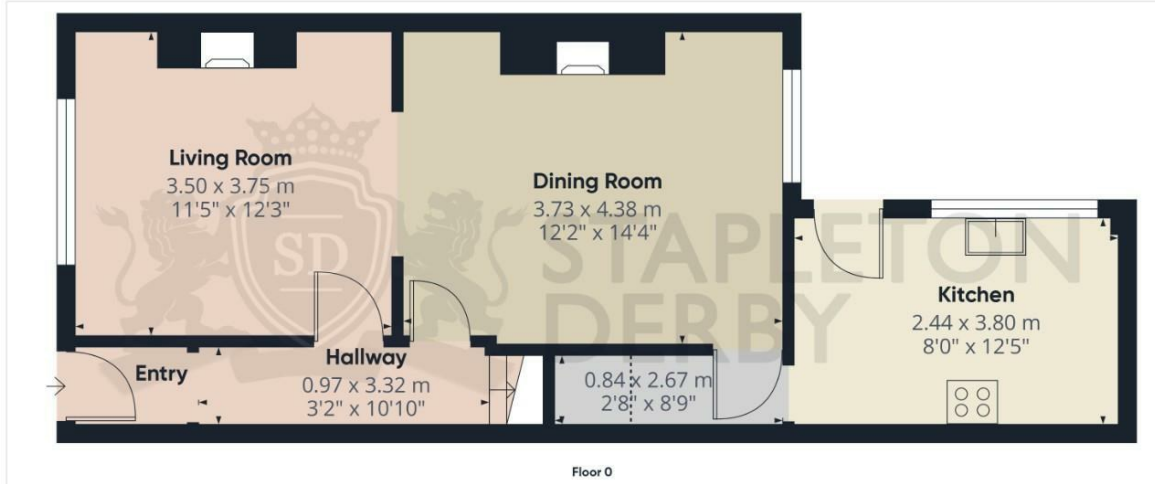
MAPLETON  
DERBY





STAPLETON  
DERBY

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**STAPLETON DERBY**

Approximate total area\*\*  
88.5 m<sup>2</sup>  
954 ft<sup>2</sup>

Reduced headroom  
0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m/5 ft

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

GIRAFFE360



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	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	87

**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.