



13 Ellaby Road, Rainhill, L35

Offers Over £170,000



Situated within a popular residential area of Rainhill, Ellaby Road offers a charming two-bedroom terraced home which presents an excellent opportunity for first-time buyers, downsizers or investors alike. Conveniently located close to local amenities, transport links and highly regarded schools, the property offers comfortable accommodation with plenty of potential.

The accommodation briefly comprises a welcoming living room to the front elevation, which flows seamlessly into a second reception room, creating a versatile space for both relaxing and dining. To the rear, there is a fitted kitchen providing access to the garden. To the first floor, the property benefits from two generously sized bedrooms and a family bathroom, offering well-proportioned accommodation throughout. Externally, the front of the property features a neat paved frontage with on-road parking available. To the rear, there is a substantial enclosed outdoor space comprising a generous paved courtyard area leading to a further garden section, offering excellent potential for landscaping and creating a fantastic outdoor entertaining area

Offering a fantastic opportunity to put your own stamp on a property in a sought-after location, early viewing is highly recommended to appreciate all that this home has to offer.

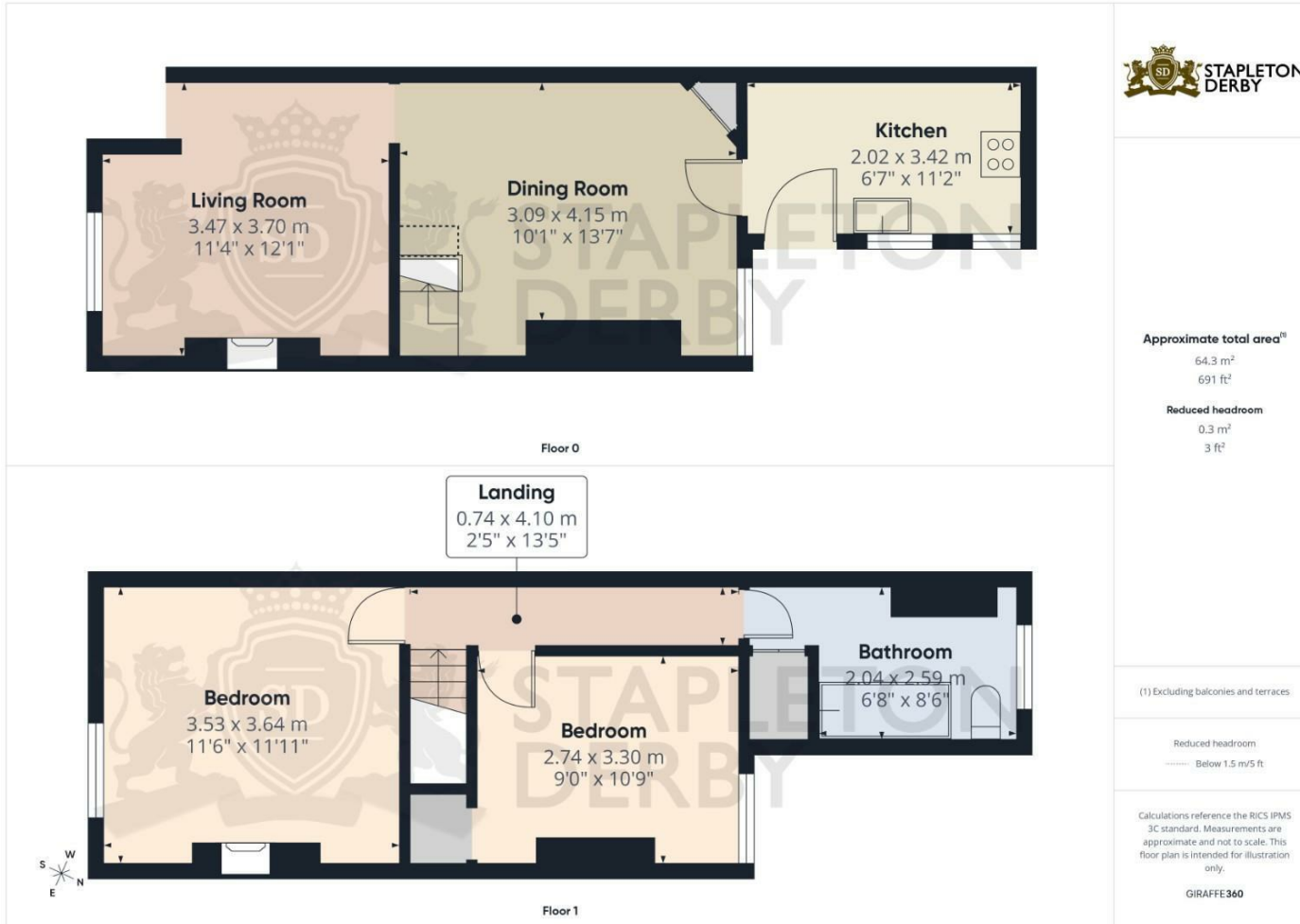








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.