



720 Warrington Road, Rainhill, L35

Offers Over £350,000



**STAPLETON
DERBY**

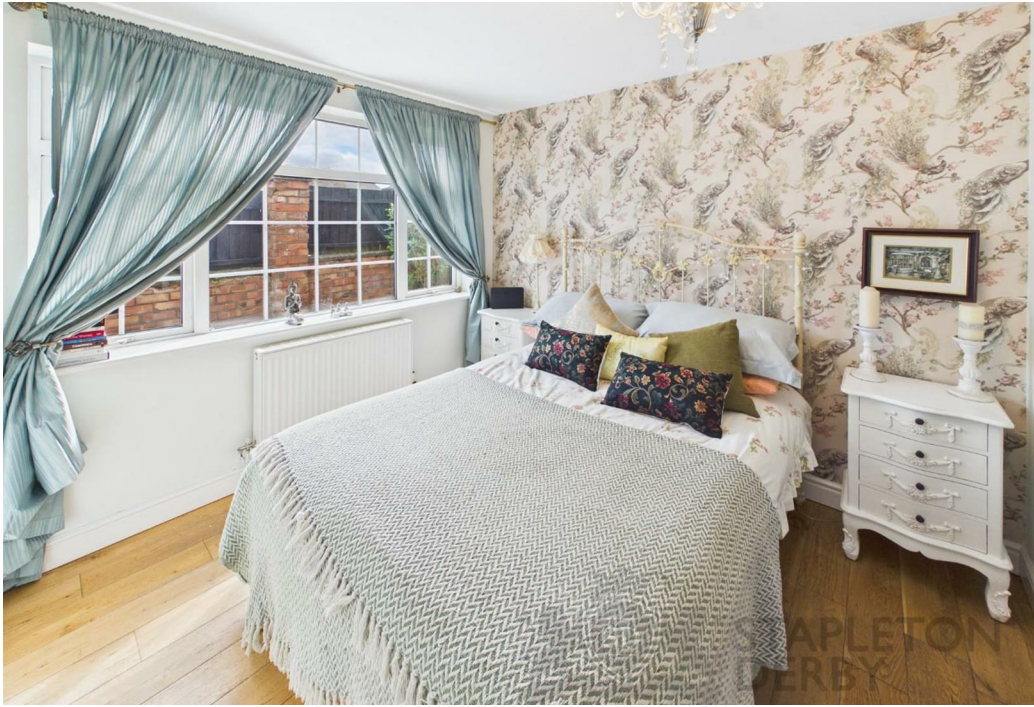
Situated in a highly sought-after location in Rainhill, this substantial extended four/five-bedroom semi-detached property occupies a generous corner plot, offering versatile and spacious accommodation ideal for modern family living. The property enjoys excellent access to local amenities, well-regarded schools, transport links, and motorway connections, making it perfectly positioned for commuters and families alike.

Internally, the ground floor briefly comprises a welcoming porch leading into an entrance hallway, a bright and comfortable living room, a rear lounge, and an impressive open-plan kitchen/dining area with direct access to the rear garden—perfect for entertaining. In addition, the ground floor benefits from two further rooms and a bathroom, providing flexible accommodation that could be utilised as a self-contained annex, home office, or additional bedroom space. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property continues to impress. To the front, there is off-road parking and convenient side access. The rear boasts a generous garden with patio area, ideal for outdoor dining, along with a detached outbuilding and additional off-road parking accessible from the rear.

This is a rare opportunity to acquire a versatile and spacious home in a prime Rainhill location. Tenure: Freehold, EPC C

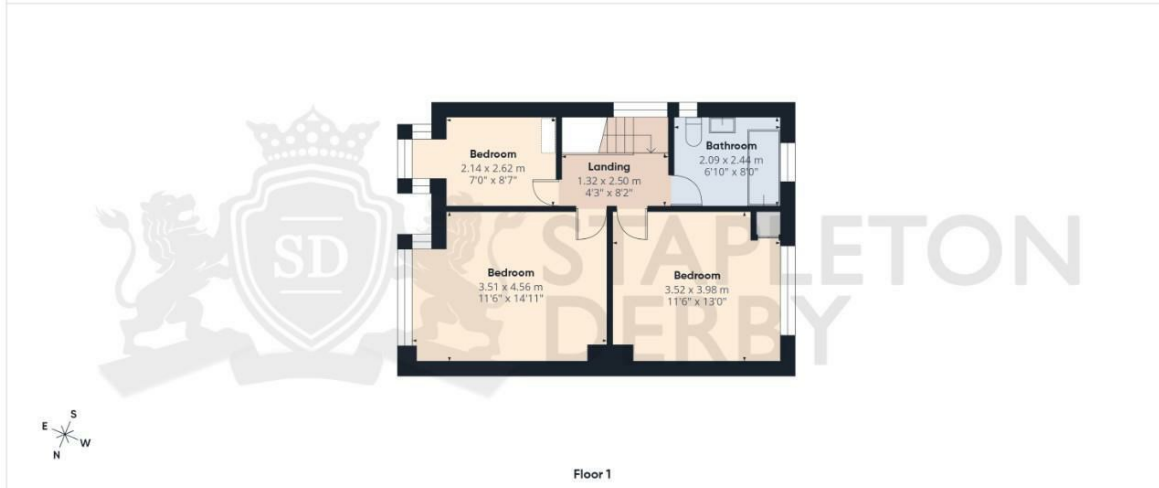
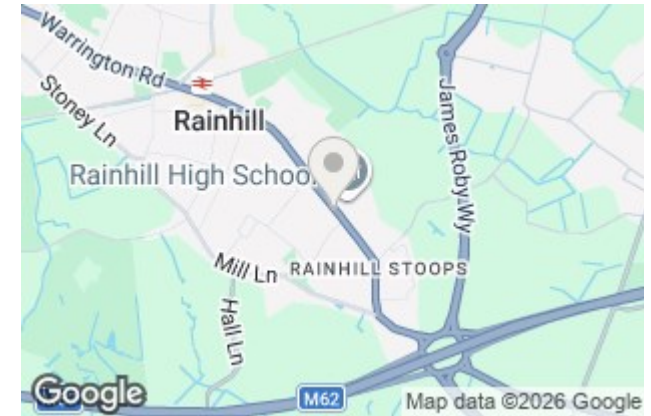
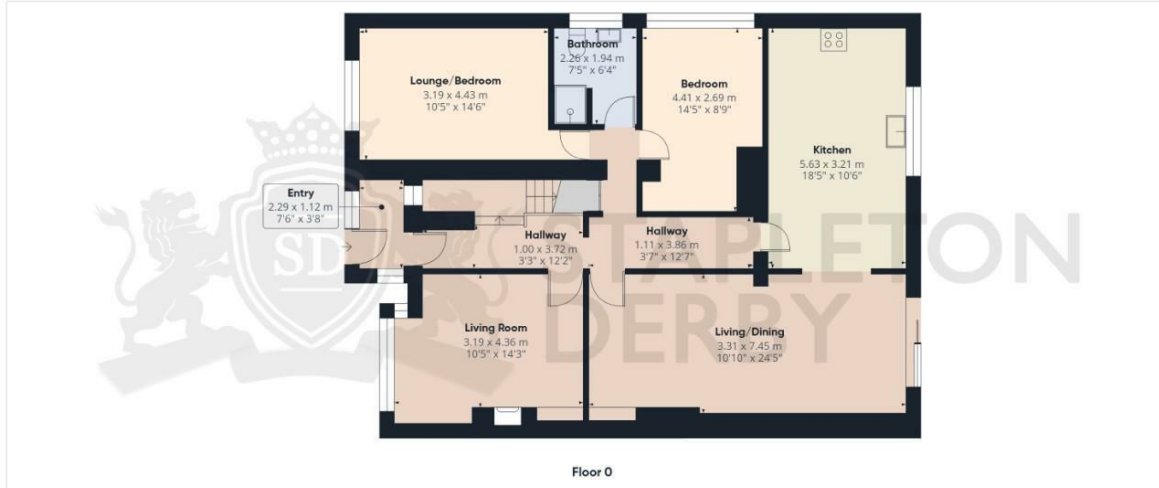








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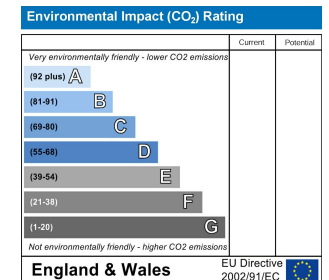
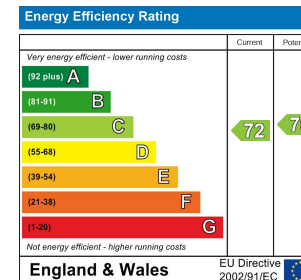


Approximate total area[®]
 148.5 m²
 1598 ft²

(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.

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