



471A Warrington Road, Rainhill, L35

£105,000



A well-positioned one-bedroom first-floor apartment, ideally located in the heart of Rainhill and within easy reach of local amenities, shops and services. Rainhill train station is approximately a five-minute walk away, with convenient bus routes and motorway access nearby.

The property is finished throughout and ready to move into, comprising a large double bedroom, bathroom with bath and shower, kitchen/diner and a very spacious living room. Further benefits include gas central heating, double glazing and an available car parking space.

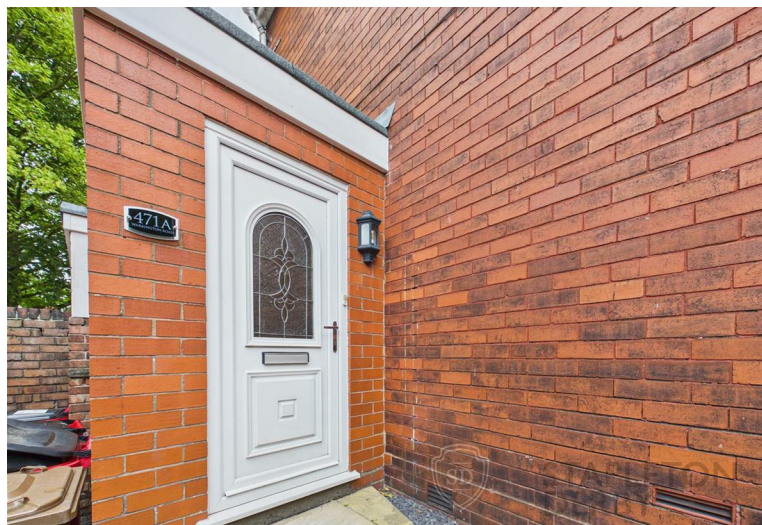
The property is accessed via a private side entrance, with a ground-floor hallway and staircase leading to the first floor. The ground floor also provides useful storage and access to a brick-built shed, ideal for bikes and general storage. Externally, there is a small private yard with direct access towards the fields to the rear.

The property benefits from a new full roof installed in May 2024, plus a new full roof to the brick-built outbuilding completed in July 2026.

There may be potential to convert the ground-floor space into additional residential accommodation or a commercial unit, subject to all necessary planning permissions, building regulations and relevant consents.

An excellent opportunity for first-time buyers, single professionals, cash buyers or investors, with potential rental income of approximately £750+ per month, subject to market conditions.

Tenure: Leasehold.



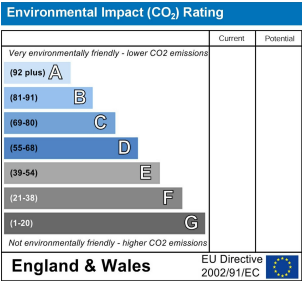
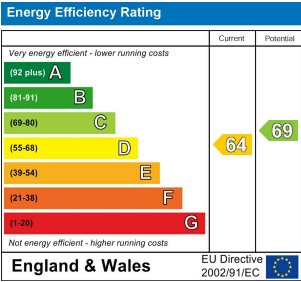


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