



11 Lime Grove, Rainford

St. Helens

Guide Price £325,000

# 11 Lime Grove

Rainford, St. Helens

Beautifully presented, extended three-bed home in Rainford village. Spacious modern living, landscaped garden, off-road parking, garage, move-in ready, no chain. Early viewing recommended.

Council Tax band: D

Tenure: Freehold

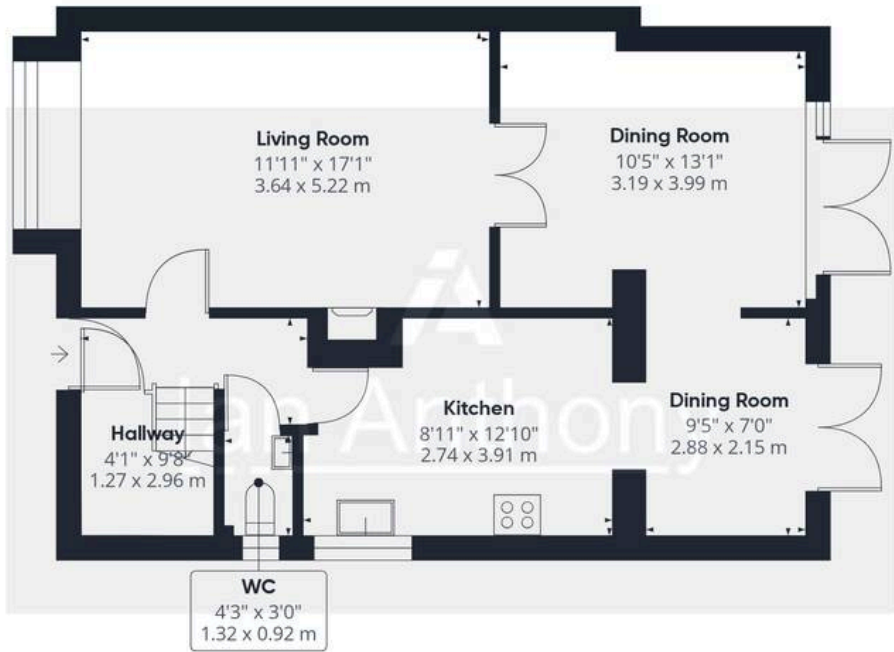
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Kitchen and family bathroom
- Three bedroom semi-detached property
- All bedrooms are well-proportioned doubles
- Popular residential location on Lime Grove, Rainford
- Separate dining room / second reception with French doors to garden
- No onward chain







Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1057 ft<sup>2</sup>  
98.1 m<sup>2</sup>



Floor 1 Building 1

(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.

GIRAFFE360





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