



14 Mossborough Road, Rainford, WA11

Offers In The Region Of £600,000



A rare and exciting opportunity to acquire a substantial traditional family home in the heart of the highly sought-after village of Rainford. Positioned within a generous plot and offered to the market chain free, this charming property presents exceptional potential for redevelopment, extension, or the creation of a truly outstanding multi-generational family residence (subject to any necessary consents).

Ideally located within walking distance of local amenities, schools, transport links and village facilities, the accommodation briefly comprises an entrance hallway, living room, dining room, lounge, conservatory and a range of ancillary spaces offering further versatility. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property continues to impress. A substantial driveway to the side provides ample off-road parking and leads to a detached double garage situated at the rear. The true scale of the plot becomes apparent in the rear garden, which boasts extensive lawned areas, seating spaces and several useful outbuildings, offering endless possibilities for future development and landscaping.

The property has recently been the subject of a planning application, with further details available via the following link: <https://publicaccess.sthelens.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T9CZMLPEI9W00>

Properties of this nature and scale rarely become available within Rainford Village. Combining a prime location, substantial grounds and outstanding future potential, this is genuinely a once-in-a-lifetime opportunity for purchasers seeking to create their forever home. Early viewing is highly recommended.

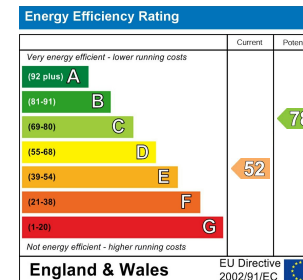








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