



212 Rainhill Road, Rainhill, L35

Offers Over £150,000



**STAPLETON
DERBY**

Tucked away on the ever-popular Rainhill Road, this beautifully modernised two-bedroom mid-terraced home offers an exceptional standard of living, perfectly suited to first-time buyers, young families, or investors seeking a ready-to-move-into opportunity. Finished to a high specification throughout, this property is a true gem, combining stylish interiors with practical living spaces.

Upon entering, you are welcomed into a bright and inviting living room; both cosy and contemporary, providing an ideal space to relax or entertain. To the rear, the kitchen and dining area has been thoughtfully designed with modern fittings and ample space for dining, creating a sociable hub of the home. The ground floor is further complemented by a sleek, well-appointed bathroom and a useful lean-to utility area, adding valuable additional storage and functionality. To the first floor, the property continues to impress with two generously sized double bedrooms, both presented to an excellent standard, offering comfortable and versatile accommodation.

Externally, the property benefits from a well-proportioned rear garden, complete with a patio area and a pergola, perfect for outdoor dining, entertaining, or simply unwinding. To the front, there is a good-sized garden/yard, enhancing the overall kerb appeal.

Ideally positioned within walking distance of Rainhill Village, residents can enjoy a range of local shops, cafés, and amenities, along with convenient access to Rainhill railway station and excellent transport links, making commuting and travel effortless.

Tenure: Freehold - EPC Rating: D

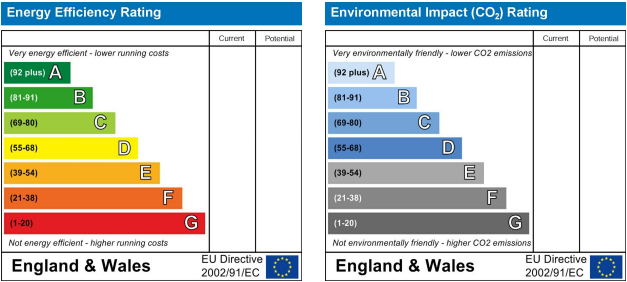








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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.