



16 Swaledale Avenue, Rainhill, L35

Asking Price £305,000

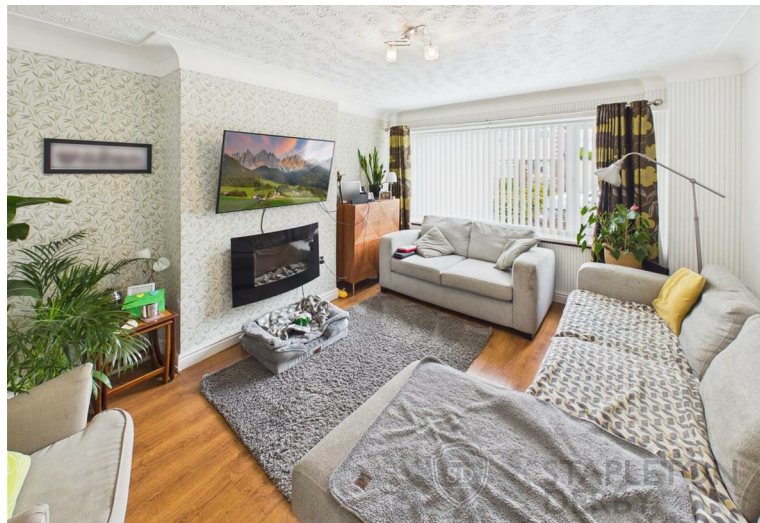


**STAPLETON
DERBY**

Situated on the ever-popular Jones Estate in Rainhill, this extended four-bedroom semi-detached family home offers generous living accommodation, versatile reception space and an excellent location close to a wealth of local amenities. Perfectly suited to growing families and commuters alike, the property enjoys a convenient position within easy reach of highly regarded schools, local shops, parks, public transport links and major motorway networks.

The accommodation briefly comprises a welcoming porch leading into the entrance hallway, a spacious living room, separate dining room and a bright sun room overlooking the rear garden. The heart of the home is the impressive open-plan kitchen, featuring a central island and breakfast bar, providing the ideal space for both everyday family life and entertaining. Internal access to the garage completes the ground floor accommodation. To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom serving the remaining bedrooms. Externally, the property is set back from the road with a lawned front garden, ample off-road parking and access to the garage. To the rear, a generous enclosed garden provides an excellent outdoor space for families, featuring a patio area ideal for al fresco dining and entertaining.

Offering spacious accommodation in one of Rainhill's most sought-after residential locations, this fantastic family home presents an excellent opportunity for buyers seeking both space and convenience. Early viewing is highly recommended.

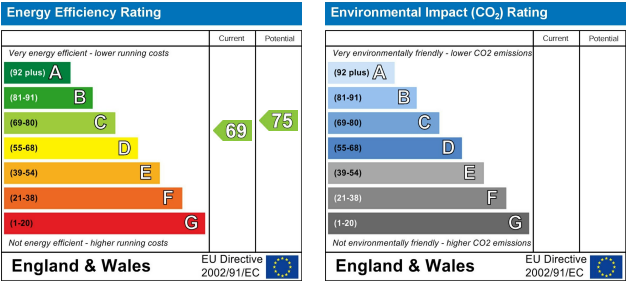








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