



3 Mill Hey, Rainhill, L35  
Offers In Excess Of £900,000



A rare opportunity to acquire a substantial four-bedroom detached residence set within over half an acre, positioned at the head of a private cul-de-sac serving just three properties in the highly sought-after area of Rainhill.

This spacious and versatile home comprises a welcoming entrance hallway, living room, dining room, fitted kitchen, utility room, downstairs WC and integral garage access. A particular highlight of the ground floor is the impressive bar, lounge and snooker room, providing an excellent space for entertaining and leisure. To the first floor are four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a family bathroom. Externally, the property offers ample off-road parking for multiple vehicles, a well-maintained front lawn and access to the garage. The rear grounds are a standout feature, with extensive mature gardens leading to a private tennis court and further land with outbuildings, creating a unique lifestyle opportunity.

In addition, the property benefits from secured outline planning consent (P/2024/0306/OUP) for development to the rear for two new four bedrooms dwellings, offering excellent potential for future investment. The outline planning consent provides a rare chance to expand or redevelop, making it ideal for family use or for creating a secluded, multi-dwelling enclave.

Ideally located close to Rainhill Village, the property enjoys convenient access to a range of local amenities, reputable schools, transport links and the M62 motorway, making it an excellent choice for families and commuters alike.







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**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.