



57 Amanda Road, Rainhill, L35

Offers In The Region Of £200,000



**STAPLETON
DERBY**

Stapleton Derby are delighted to bring to the market this extended three-bedroom semi-detached property located on Amanda Road, Rainhill. Situated in a desirable and sought-after family area, the home is ideally positioned close to a range of local amenities and excellent schools.

The accommodation briefly comprises a welcoming porch leading to an entrance hallway, a spacious living room, a separate dining room, conservatory, and kitchen with internal access to the garage. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from off-road parking to the front along with access to the garage, while to the rear there is a private garden and patio area, perfect for outdoor entertaining.

We anticipate this property will attract significant interest, so early viewing is highly recommended.





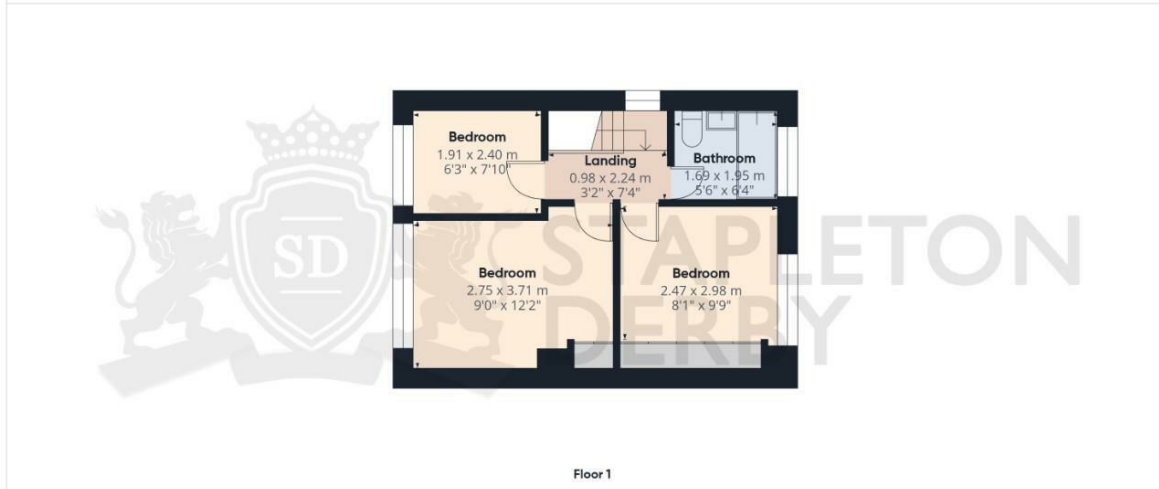




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Approximate total area[®]
 91.5 m²
 985 ft²



(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



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		62	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.