



14 Swale Avenue, Rainhill, L35

Offers Over £315,000



**STAPLETON
DERBY**

Swale Avenue, Rainhill presents a rare opportunity to acquire a detached two/three-bedroom extended bungalow, occupying a prominent corner position within one of the area's most sought-after residential locations. Set within a generous plot, the property benefits from well-maintained surrounding grounds and a detached garage, offering both space and versatility.

The accommodation briefly comprises an inviting entrance hallway leading through to a well-appointed kitchen, convenient store room, spacious living room, and a separate dining room ideal for entertaining. The ground floor further hosts a bathroom, a well-proportioned bedroom, and a bright sunroom overlooking the rear garden which could be used as a third bedroom. To the first floor, there is an additional bedroom complete with ensuite facilities, along with useful loft storage space. Externally, the front of the property features lawned gardens alongside off-road parking, enhancing both kerb appeal and practicality. To the rear, the garden has been thoughtfully designed with an astro-turf lawn and patio area, creating a low-maintenance outdoor space perfect for relaxation or social gatherings, with access to the detached garage.

The property is offered on a freehold basis, with EPC D and is available with NO CHAIN, making it an attractive proposition for a range of buyers.



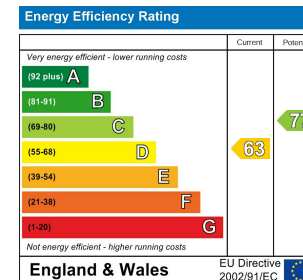


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