



11 Lime Grove, Rainford

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ESTATE AGENTS



Lime Grove

Rainford, St. Helens

Arnold and Phillips are delighted to present for sale this well-maintained and generously sized three-bedroom semi-detached family home, tucked away in the desirable and peaceful Lime Grove cul-de-sac, right in the heart of Rainford.

Properties in this quiet locale are rarely brought to market, and with its combination of practical living space, considered layout and strong local amenities, it's easy to see why.

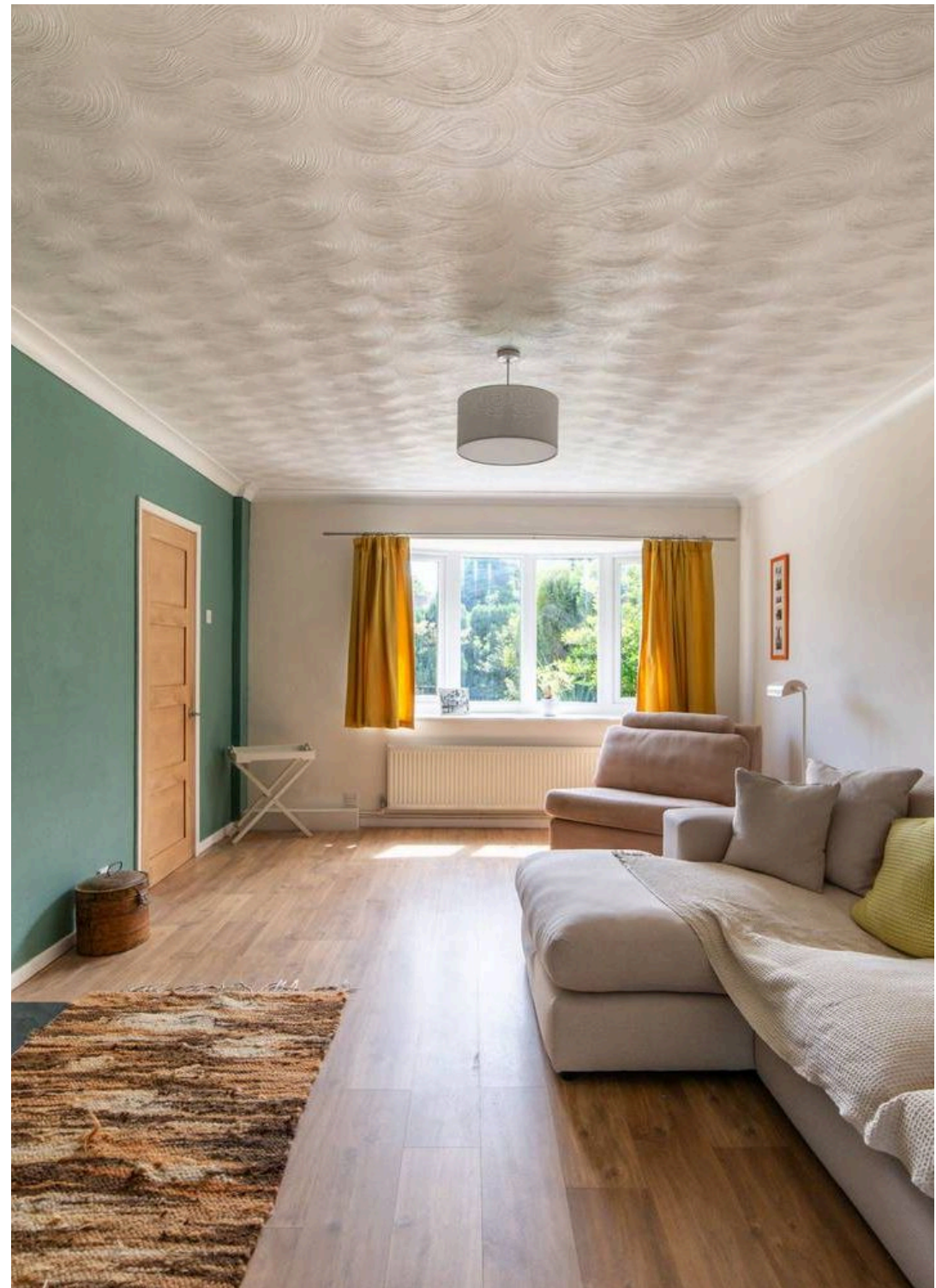
Set back from the road and fronted by a neat lawn, the home enjoys a private driveway that comfortably accommodates multiple vehicles. A detached garage sits to the side, currently fitted with patio doors, offering a ready-made opportunity for conversion—whether that's a home office, gym, garden room or additional living space, depending on your needs. There's something very reassuring about the plot as a whole—it's well-balanced, manageable, and ideal for buyers seeking a property that's easy to grow into.

Stepping inside, the entrance hallway gives a good sense of the layout ahead, with the ground floor unfolding into three distinct yet well-connected living areas. The main lounge to the front of the property features a charming bay window and a central log burner that anchors the room without overwhelming it. The proportions are ideal for a family setup or even for downsizers looking to retain comfortable space without feeling burdened by upkeep.

The dining room links smoothly to the lounge and continues through to a rear sitting area currently used as a home office. Two sets of modern patio doors from these rooms draw the garden in, helping to create a practical flow between indoor and outdoor areas—particularly welcome during the warmer months, when hosting or day-to-day family use can extend easily into the garden. Together, these spaces lend themselves well to modern family life, with enough separation to keep things functional and peaceful, but open enough to retain a sociable and connected feel.

The kitchen sits just off the main hallway and is fitted with a thoughtful mix of wall, base and tower units. There's plenty of workspace here, finished with contrasting surfaces that are easy to maintain, and there are integrated appliances to keep things streamlined. A useful downstairs WC and a separate storage cupboard provide extra convenience, and again, it's the subtle practicality of the layout that stands out—everything feels accessible, sensible and ready to use from day one.

Upstairs, the property continues to deliver on space and function. All three bedrooms are well-proportioned doubles—ideal for a growing family or for those needing a guest room and dedicated workspace. Each is neutrally decorated and feels calm and uncluttered. The main bedroom includes fitted wardrobes, helping to keep storage in check without the need to

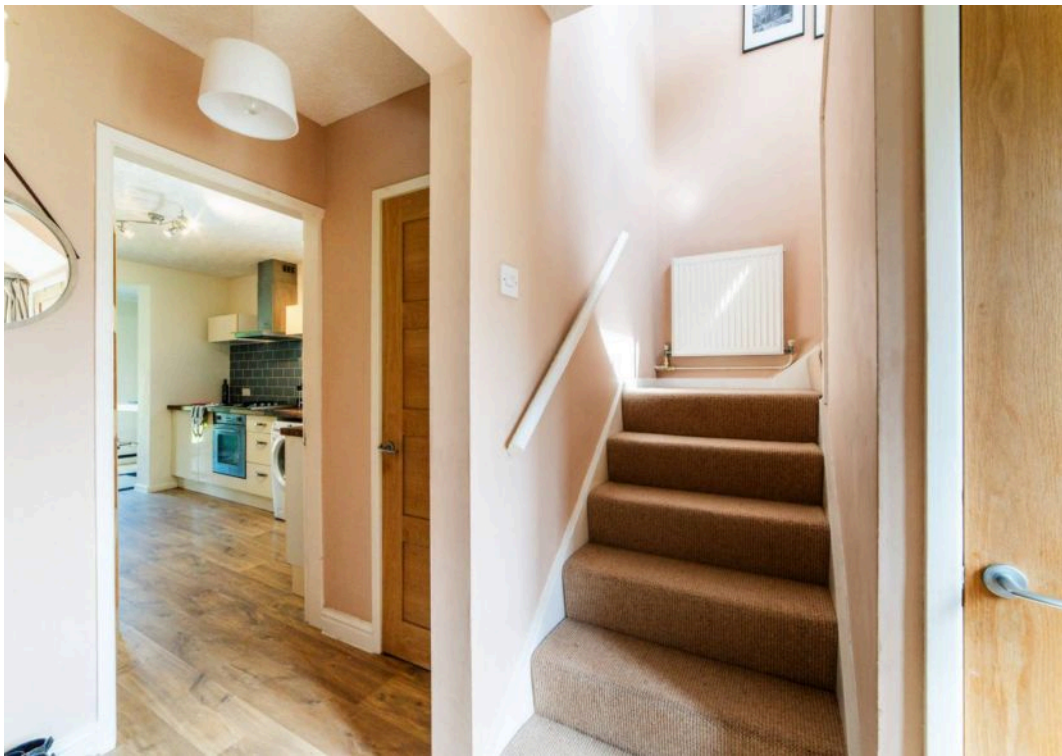




Upstairs, the property continues to deliver on space and function. All three bedrooms are well-proportioned doubles –ideal for a growing family or for those needing a guest room and dedicated workspace. Each is neutrally decorated and feels calm and uncluttered. The main bedroom includes fitted wardrobes, helping to keep storage in check without the need to compromise on floorspace. The family bathroom serves all rooms and includes a bath with overhead shower, WC and basin in a clean, tiled finish that is easily modernised if desired, though perfectly serviceable as-is.

To the rear, the garden offers an established and private setting that's both easy to maintain and rewarding to use. A central lawn is bordered by a mix of mature planting and trees, providing structure and greenery without feeling overgrown. A paved patio area catches the sun and is well-suited for outdoor eating, relaxing or letting children play within sight of the house. It's a garden that works as well for quiet mornings as it does for weekend get-togethers and gives just the right amount of outdoor space without becoming a burden.

At just over 1,300 square feet, this is a home that offers promises much and delivers more, and it's clear that thoughtful use of space has been a key priority throughout. It's one of those properties where the more time you spend walking through, the more you notice—how comfortably it works, how little feels wasted, and how much potential it offers to suit a range of buyers and life stages.









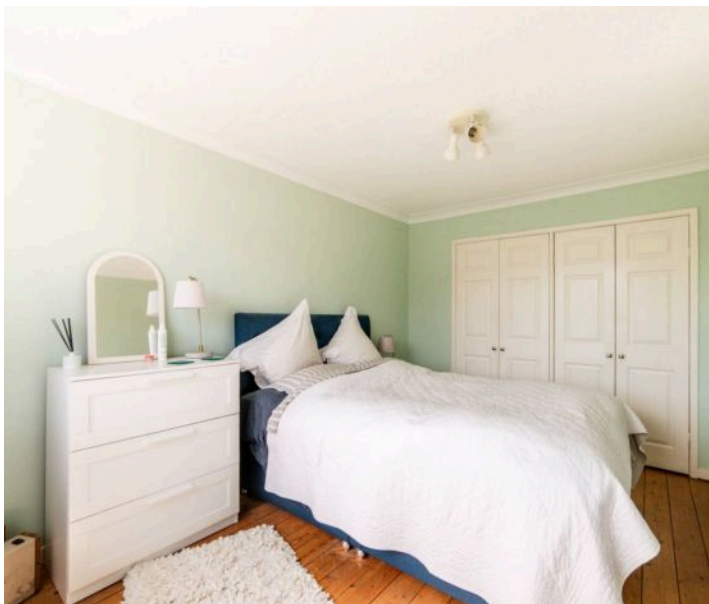
- Semi-Detached Family Home
- Three Bedrooms
- Circa 1303 Square Feet
- Modern Fitted Kitchen
- Established and Private Rear Garden
- Driveway Parking
- Detached Garage
- Peaceful Cul-De-Sac
- Highly-Regarded Village Location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



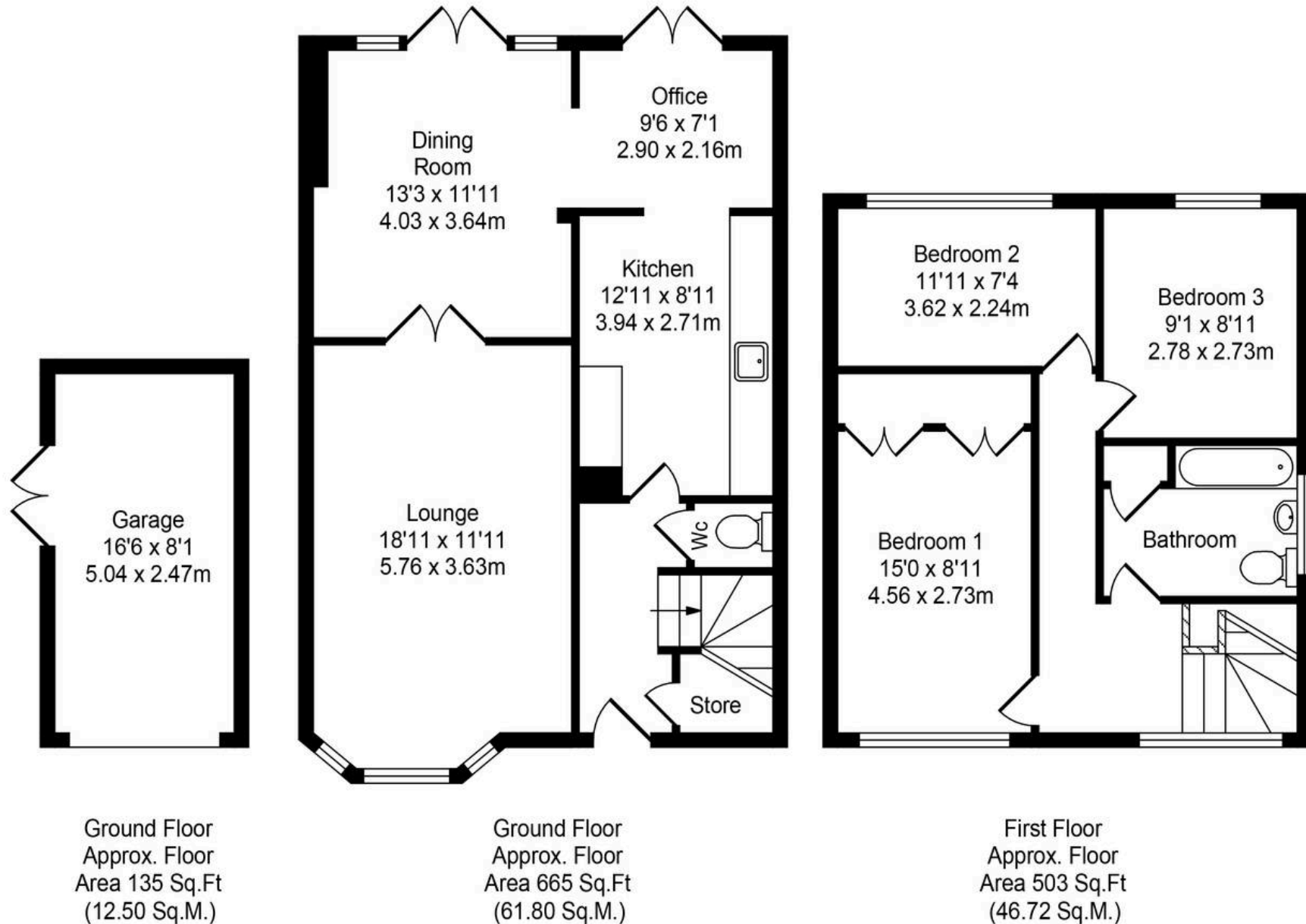




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Total Approx. Floor Area 1303 Sq.ft. (121.02 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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