



1 Ashley Close, Prescot, L35 0QF

Asking Price £275,000



**STAPLETON
DERBY**

***FREEHOLD - NO CHAIN ***

Stapleton Derby is thrilled to present this three-bedroom linked detached property located in the highly desirable Rainhill area. This home is conveniently close to top-rated schools, shops, amenities, including upcoming restaurants and wine bars, public transportation options, and nearby motorway connections. While this property requires modernization, it represents an excellent investment opportunity. Featuring three bedrooms and two reception rooms, it offers a wide range of renovation possibilities.

The property comprises an entrance hall with a downstairs restroom, leading to a lounge, dining room, and kitchen. The first floor includes three bedrooms, consisting of two double bedrooms and one single bedroom, along with a shower room.

Outside, there's a driveway for off-road parking in the front, and the rear garden boasts a lawn, patio area, and a shed. We highly recommend viewing this property









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



Ashley Close, Rainhill
Total Approx. Floor Area 663 Sq.ft. (61.6 Sq.M.)

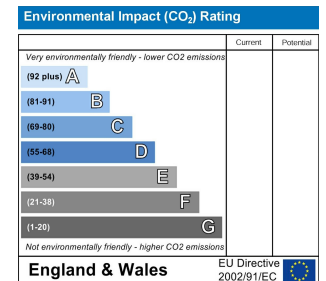
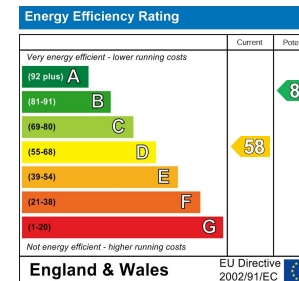
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
 Approx. Floor Area 663 Sq.Ft (61.1 Sq.M.)

Ground Floor
 Approx. Floor Area 663 Sq.Ft (61.1 Sq.M.)

First Floor
 Approx. Floor Area 663 Sq.Ft (61.1 Sq.M.)



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.