



39 Ashton Avenue, Rainhill, L35

Asking Price £349,950



**STAPLETON  
DERBY**

Stapleton Derby proudly presents this delightful four-bedroom detached property, nestled in the heart of Rainhill, St Helens. Occupying a sought-after locale, this residence provides effortless access to motorway connections, top-notch primary and secondary schools, and an array of village amenities.

As you approach the property, you'll be greeted by its inviting exterior and a slightly elevated position, providing excellent views from the first floor. The ground floor boasts a porch, leading seamlessly to a spacious and bright lounge and dining room. Adjacent is the well-appointed kitchen, offering additional dining space, downstairs WC and direct access to the rear garden, perfect for outdoor entertaining. Ascending to the first floor, you'll find four generously proportioned bedrooms, one featuring an ensuite, accompanied by a family bathroom. Externally, the property offers off-road parking at the front, ensuring peace of mind, along with a garage providing ample storage space. To the rear, a sizable south-facing garden awaits, complete with a patio area, ideal for enjoying sunny days.

The property is leasehold status and abundant potential for extension, this property presents an exciting opportunity to create your dream family home. Whether you're looking to expand the living space or simply enjoy the peaceful surroundings, this residence offers endless possibilities.

Don't miss out on the chance to make this property your own and experience the best of Rainhill living. Contact us today to arrange a viewing and start envisioning your future in this delightful family home.

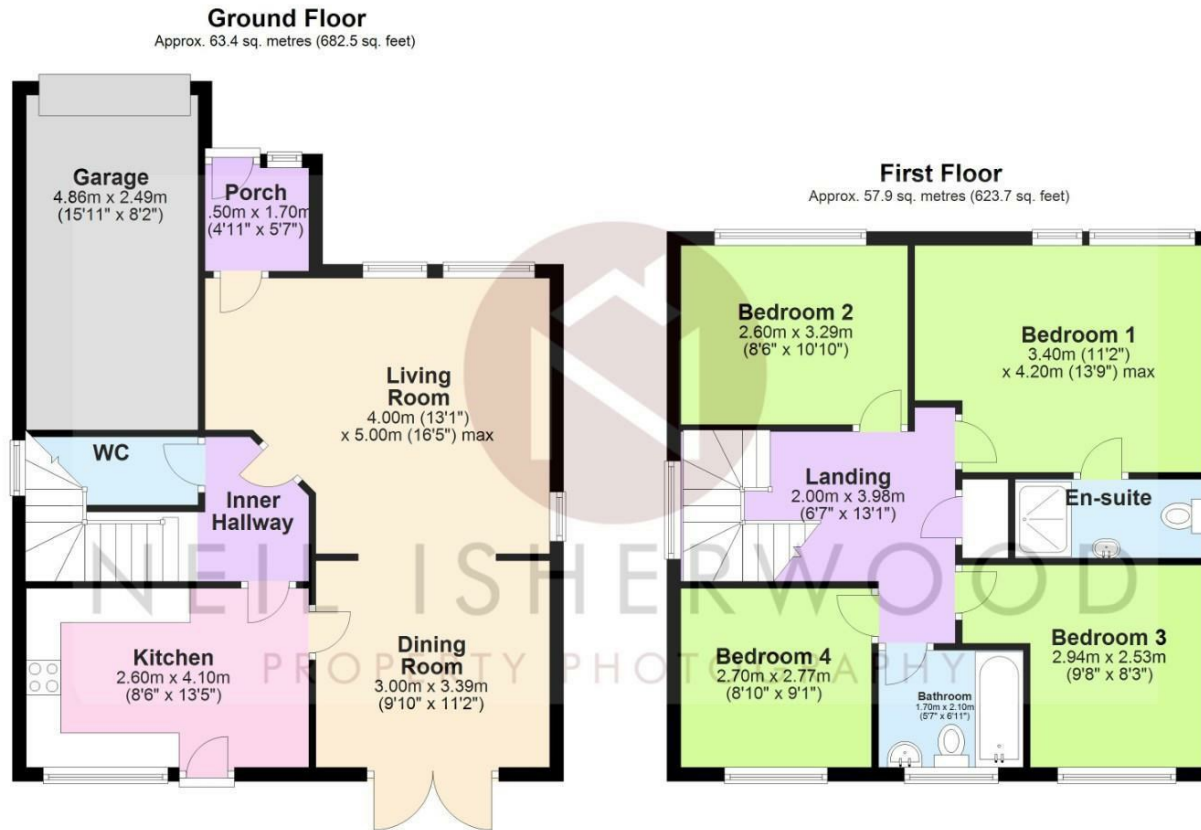








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Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>81</b>
		<b>61</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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