



86 Ashton Avenue, Rainhill, L35

Offers Over £375,000



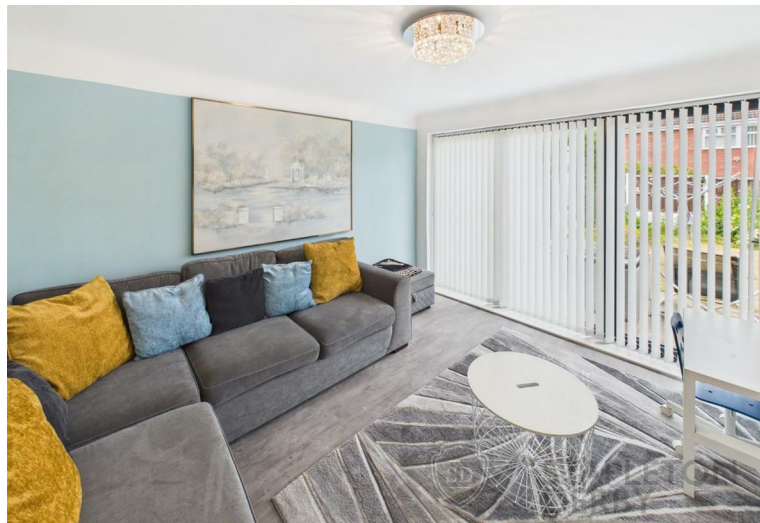
Stapleton Derby are delighted to bring to the market this well-presented three-bedroom detached family home, occupying a sought-after position within the ever-popular village of Rainhill. Ideally located close to a selection of highly regarded schools, local shops, amenities, excellent transport links and motorway networks, this property offers the perfect setting for modern family life.

The accommodation briefly comprises a welcoming entrance hallway, downstairs WC, spacious living room, fitted kitchen, dining room and an additional rear lounge, providing flexible living space ideal for both everyday family life and entertaining. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front along with convenient side access. To the rear, there is a mature and well-maintained garden featuring a patio seating area, creating an ideal space for outdoor dining and relaxation. The garden also provides further side access and access to the garage.

Situated in one of Rainhill's most desirable residential locations, this property presents an excellent opportunity for families looking to secure a spacious and versatile home within easy reach of everything the area has to offer.

FREEHOLD | EPC RATING: C

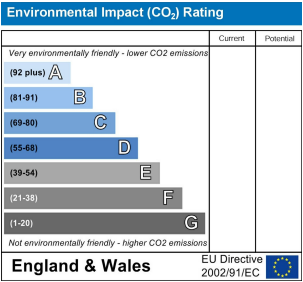
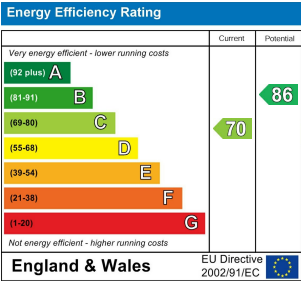








Stapleton Derby
 497 Warrington Road Rainhill, Merseyside, L35 0LR
 Tel: 0151 430 0717
 office@stapletonderby.co.uk
 www.stapletonderby.co.uk



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.