



9 Ashfield Warrington Road, Rainhill, L35

Asking Price £140,000



This well-presented, mid-floor two-bedroom apartment is ideally located in the highly sought-after area of Rainhill, Prescot. Within easy walking distance of Rainhill Village, the property enjoys excellent access to a range of local amenities and superb transport links, including rail, bus, and motorway networks.

The accommodation briefly comprises a secure communal entrance, welcoming hallway, fitted kitchen, spacious living room, family bathroom, and two generously sized double bedrooms. Externally, the property benefits from an allocated garage and private parking to the rear.

The property is leasehold with approximately 964 years remaining on the lease. A service charge of £107 per calendar month applies. EPC - TBC.

For further information or to arrange a viewing, please contact Stapleton Derby.



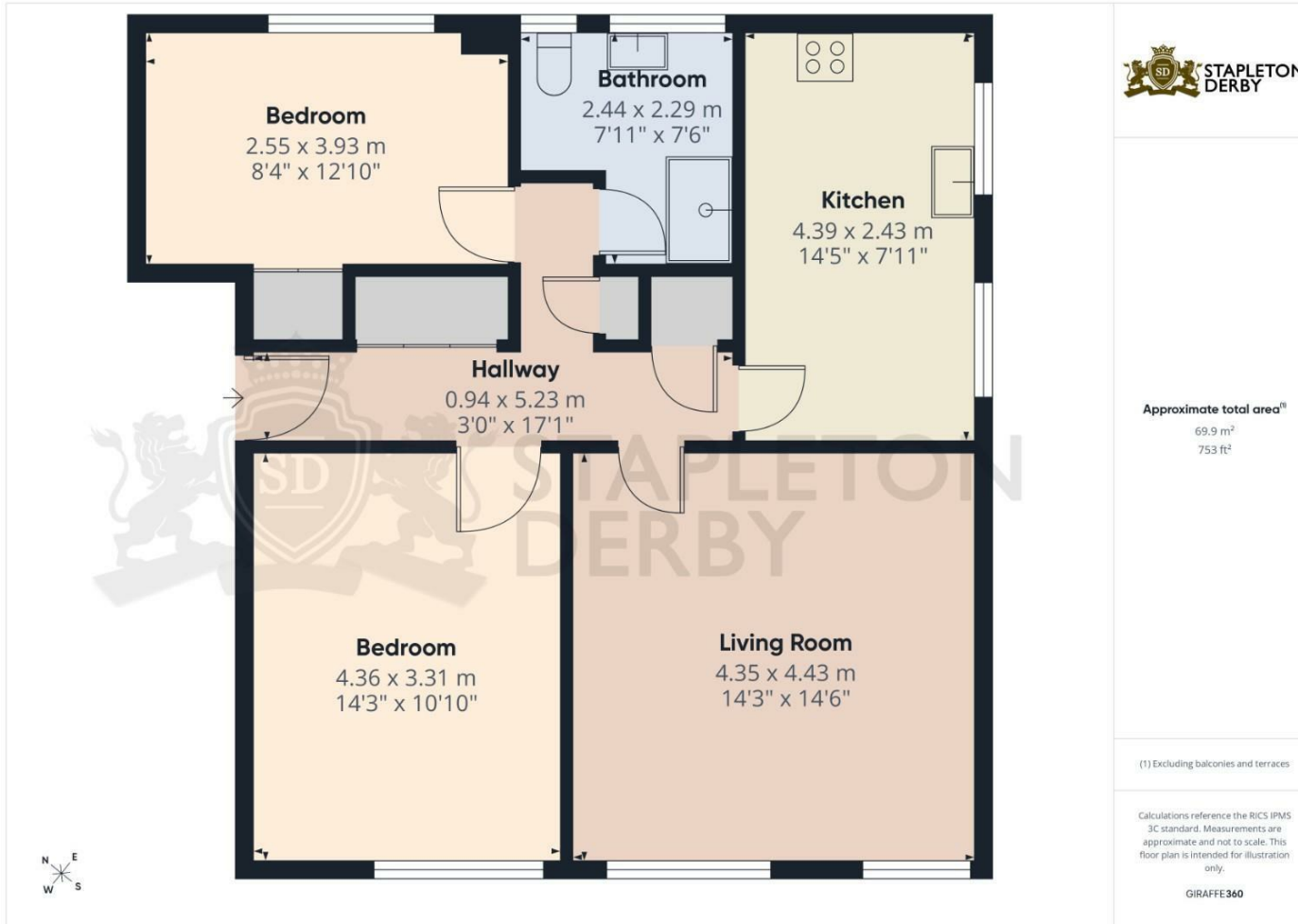






STAPLETON
PROPERTY

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

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