

LEASEHOLD



House - Detached

**20 ASHTON AVENUE,
RAINHILL, PRESCOT,
MERSEYSIDE, L35
0QG**

£290,000

FEATURES

- Spacious three bedroom detached property
- Entrance hall, downstairs cloaks
- Large kitchen with built in appliances
- Shower room with three piece suite
- Driveway and single garage
- Situated in a sought after location of Rainhill
- Lounge with feature fireplace
- Dining room and conservatory
- Gardens to the front and rear
- An early viewing is advised



3 Bedroom House - Detached located in Prescot

A larger than average three bedroom detached property situated across from the local park and within walking distance to excellent local schools. The accommodation briefly comprises of entrance hall, downstairs cloaks, lounge, dining room, conservatory and large kitchen with built in appliances. On the first floor are three good sized bedrooms and a shower room with a modern suite. The property has gardens to the front and rear with a driveway for off road parking and single detached garage. We recommend an early viewing. EPC GRADE: D

Call us on

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Council Tax Band

D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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