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Ashton Avenue, Prescot, L35 0QG

£249,950

We are delighted to offer for sale this three bedroom link detached home situated in a very sought after location in Rainhill. This property does require some upgrading but the family home offers excellent spacious accommodation with three good sized bedrooms. The property benefits from gas central heating and UPVC double glazing and briefly comprises of: entrance hallway, wc, lounge, kitchen, and dining room all to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a good sized garage, driveway & front and rear gardens. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 0151 426 0222.



Hallway

UPVc door, stairs to first floor, and radiator.

Downstairs w.c

UPVc double glazed window to front aspect, low level wc, hand wash basin, part tiled walls, and ceramic floor tiles.

Lounge

15'9" x 12'8" (4.82 x 3.87)

UPVc double glazed window to front aspect, laminate flooring, and radiator.

Kitchen

10'11" x 9'9" (3.35 x 2.99)

UPVc double glazed window to rear aspect, range of wall and base units, integral electric oven and hob, 1 1/2 stainless steel sink unit, plumbed for washing machine, ceramic floor tiles, and part tiled walls.

Dining Room

9'4" x 8'10" (2.85 x 2.71)

UPVc double glazed double doors leading to rear garden, and radiator.

First Floor Landing

UPVc double glazed window to side aspect, and loft access.

Bedroom One

12'3" x 12'0" (3.75 x 3.67)

UPVc double glazed window to front aspect, range of fitted wardrobes, and radiator.

Bedroom Two

12'9" x 9'6" (3.90 x 2.91)

UPVc double glazed window to rear aspect, fitted wardrobe, and radiator.

Bedroom Three

8'8" x 7'3" (2.65 x 2.22)

UPVc double glazed window to front aspect, and radiator.

Family Bathroom

7'10" x 5'7" (2.41 x 1.72)

UPVc double glazed window to rear aspect, panelled bath, low level wc, pedestal hand wash basin, radiator, ceramic floor tiles, and tiled walls.

Garage

Attached garage with up and over door, and door access to rear garden.

External

Lawned area to the front with driveway leading to garage. To the rear is a good sized enclosed rear garden with both patio and lawn areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		72
(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		71
(81-91)	B		
(69-80)	C		68
(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	