



79 Ashton Avenue, Prescot, L35 0QR

Asking Price £375,000



Nestled on the highly sought-after Ashton Avenue in Rainhill, this unique corner detached bungalow presents a rare opportunity to acquire a home in one of the area's most desirable postcodes. Properties of this nature seldom come to the market, offering not only generous proportions but also huge potential to create a truly stunning forever home.

In need of modernisation, the bungalow boasts an inviting layout that includes a porch, welcoming entrance hallway, spacious living room, separate dining room, and a well-sized kitchen. The accommodation continues with a family bathroom and separate toilet, along with three double bedrooms—one of which could easily be utilised as an additional lounge or reception room—providing versatility to suit a variety of lifestyles. A bright conservatory to the rear offers lovely views over the garden, perfect for enjoying the changing seasons.

Externally, the property continues to impress. The substantial garage runs the full length of the house, offering access from both the front and rear, while the generous driveway provides off-road parking for multiple vehicles. Sitting proudly on its corner plot, the garden wraps around the property, enhancing privacy and providing plenty of outdoor space. To the rear, a beautiful open garden and patio areas create an idyllic setting for relaxation or entertaining.

With its excellent position, spacious layout, and endless potential, this exceptional bungalow is a rare find in Rainhill—a property that, once modernised, could become a truly remarkable home for years to come.

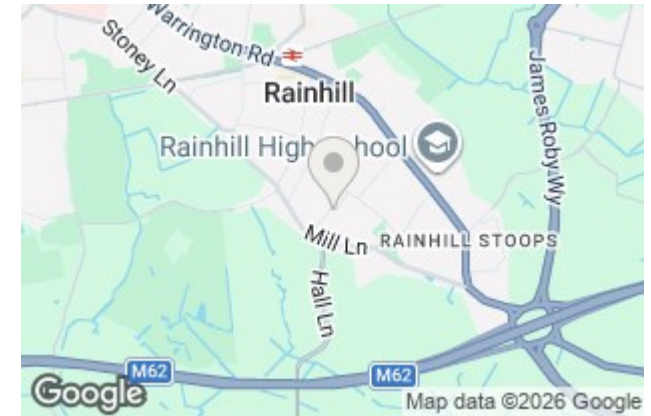








**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



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	55	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.