



86 Ashton Avenue, Rainhill, L35

Offers Over £375,000



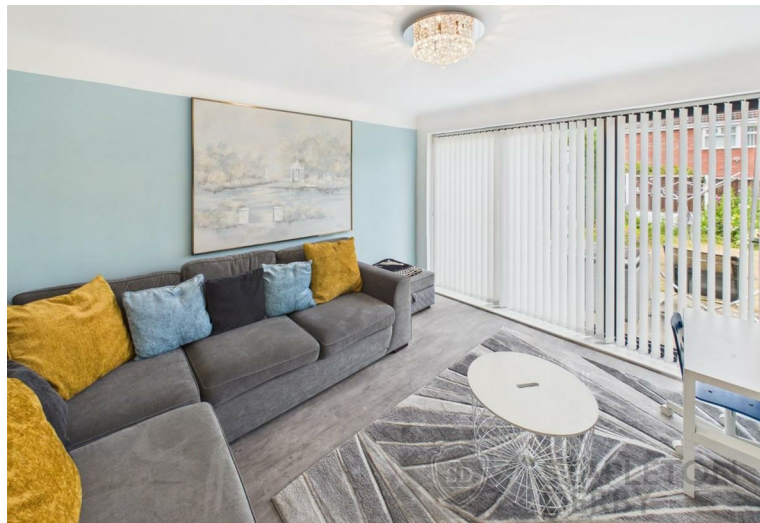
Stapleton Derby are delighted to bring to the market this well-presented three-bedroom detached family home, occupying a sought-after position within the ever-popular village of Rainhill. Ideally located close to a selection of highly regarded schools, local shops, amenities, excellent transport links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

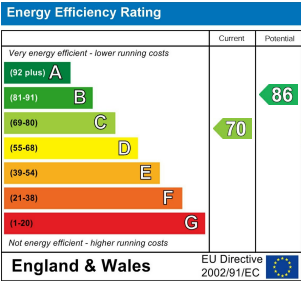








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