



1 Ashley Close, Prescot, L35 0QF
£1,400 PCM

Tucked away in the tranquil cul-de-sac of Ashley Close, Rainhill, this delightful detached family home offers an ideal setting for those seeking comfort and convenience. With three spacious bedrooms, this property is perfect for families looking for room to grow. The well-designed layout features two inviting reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is the open-plan kitchen diner, which boasts a modern fitted kitchen, making meal preparation a pleasure. A handy downstairs WC off the hallway adds to the practicality of the home, ensuring that family life runs smoothly.

Step outside to discover a well-sized rear garden, complete with a patio and lawn area, perfect for outdoor gatherings or simply enjoying the fresh air. The property also includes a detached garage and a paved driveway that accommodates parking for up to four vehicles, a rare find in such a desirable location.

Situated close to excellent schools and benefiting from great transport links via the M62, which connects Liverpool and Manchester, this home is ideally positioned for both commuting and family life. Available to rent immediately, this property presents a wonderful opportunity for those looking to settle in a peaceful yet accessible area. Don't miss your chance to make this charming house your new home.

Rental Price £1400 pcm

Deposit £1615

EPC Rating D

St Helens Council Tax Band D





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STAPLETON
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

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