

FREEHOLD



House - Semi-Detached

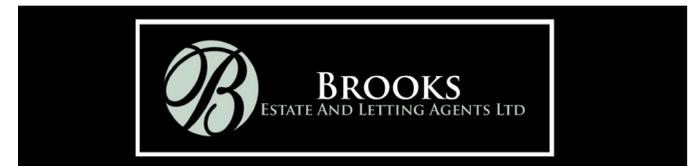
# 12 ARNSIDE AVENUE, RAINHILL, L35 9JH

Offers Over

# £180,000

## FEATURES

- Three bedroom semi detached property
- Close to local shops, schools and transport links
- Dining Room with french doors to the garden
- Gardens to the front and rear and workshop
- An early viewing is advised
- Within walking distance to Whiston Hospital
- Entrance hall, lounge with feature fireplace
- Fitted kitchen and family bathroom
- Driveway for off road parking



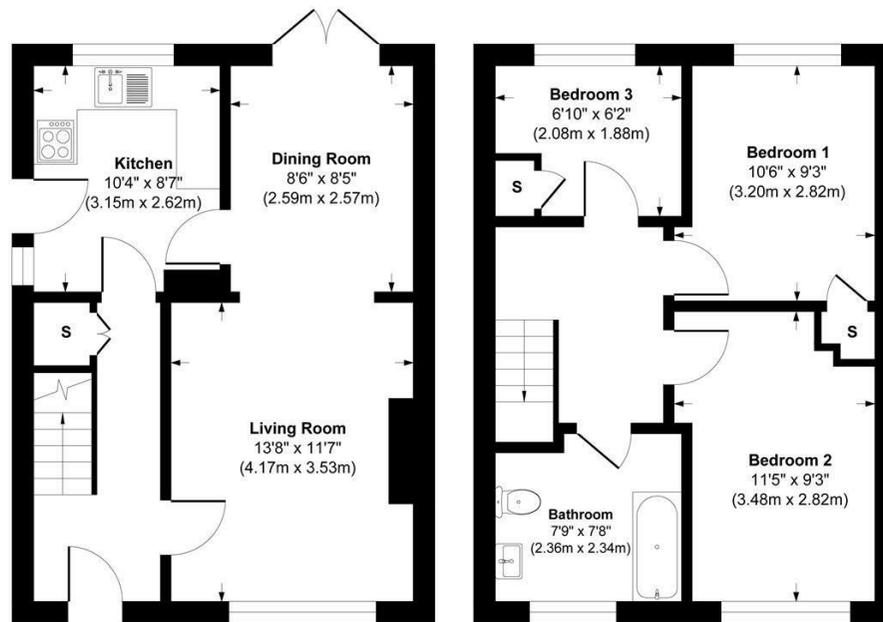
# 3 Bedroom House - Semi-Detached located in Rainhill

Situated on Arnside Avenue in the highly sought-after area of Rainhill, Prescot, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and add value. Ideally positioned within walking distance of Whiston Hospital, as well as local shops and convenient transport links, the property offers fantastic potential in a popular residential location.

The accommodation begins with a spacious entrance hall leading to a comfortable lounge featuring a fireplace, providing a cosy focal point. To the rear, the dining room enjoys French doors opening onto the garden, allowing for plenty of natural light and offering scope to create a wonderful open-plan family space. The fitted kitchen provides good storage and workspace, though it would benefit from updating to suit modern tastes and requirements.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. While perfectly functional, the interior would benefit from general modernisation throughout, offering buyers the chance to personalise and enhance the home to their own style.

Externally, the property boasts gardens to both the front and rear, providing pleasant outdoor areas with further potential for landscaping improvements. A driveway offers off-road parking for one



**Ground Floor**  
Approximate Floor Area  
429 sq. ft  
(39.85 sq. m)

**First Floor**  
Approximate Floor Area  
429 sq. ft  
(39.85 sq. m)

**Approx. Gross Internal Area 858 sq. ft / 79.71 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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**Council Tax Band**

**C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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