



1 Ashley Close, Prescot, L35 0QF

£1,300 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.

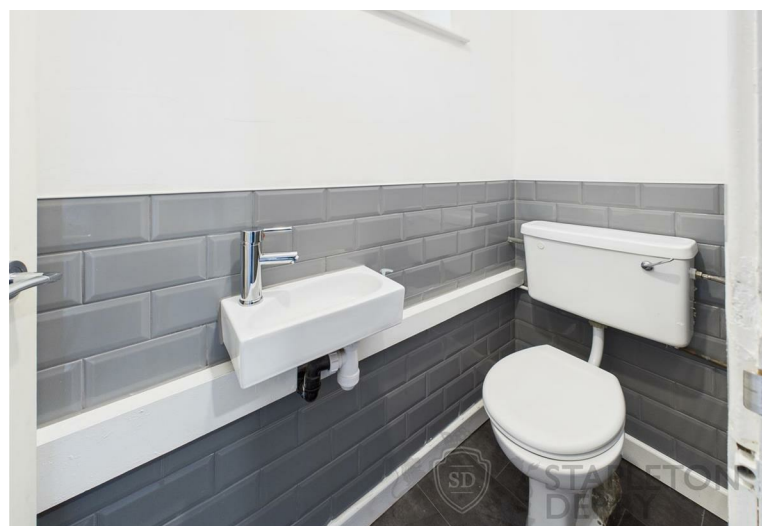
Situated close to excellent schools and benefiting from great transport links via the M62, which connects Liverpool and Manchester, this home is ideally positioned for both commuting and family life. Available to rent immediately, this property presents a wonderful opportunity for those looking to settle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

Rental Price £1300 pcm

Deposit £1500

EPC Rating D

St Helens Council Tax Band D





STAPLETON  
DERBY





STARLETON  
DERBY

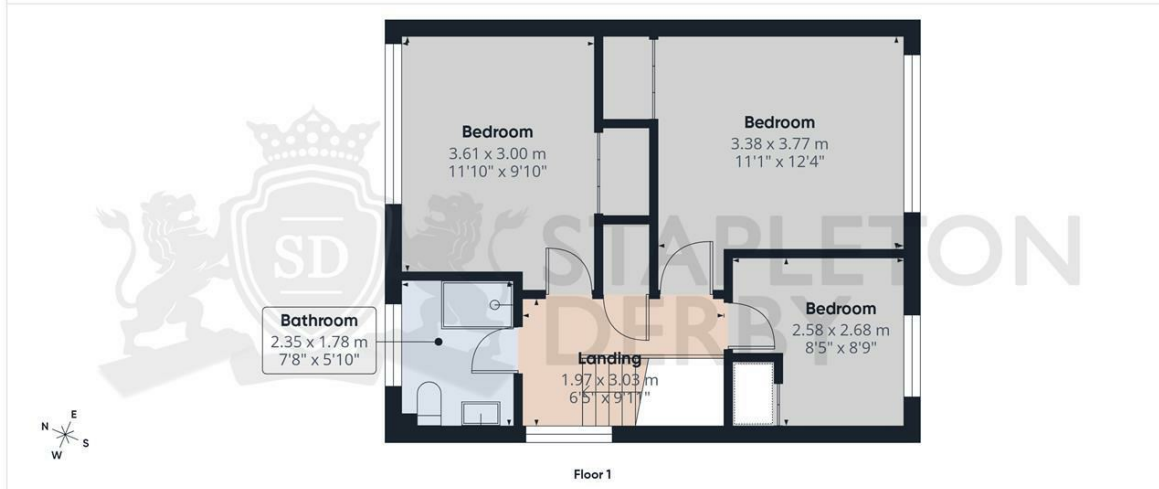
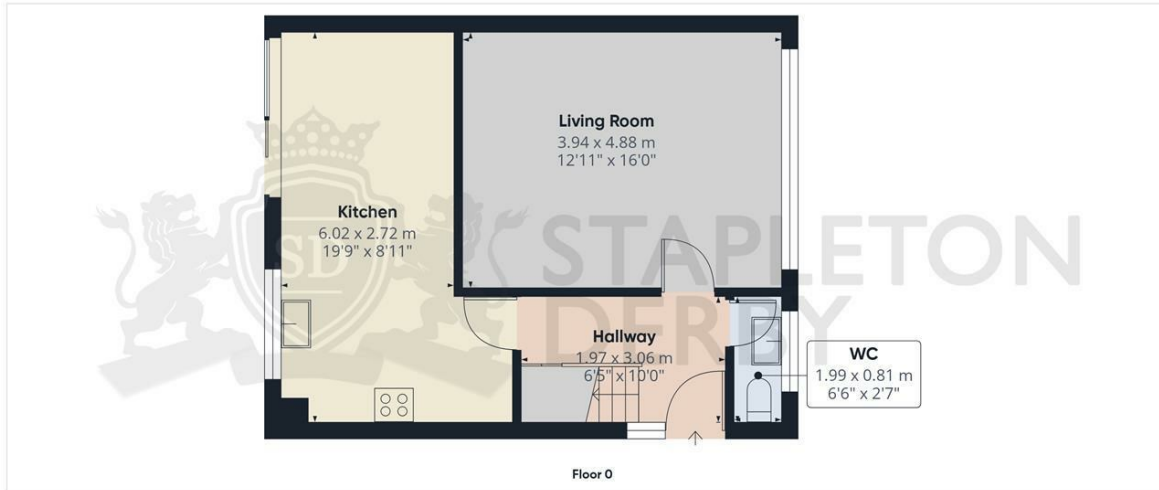
# Stapleton Derby

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**STAPLETON DERBY**

Approximate total area<sup>®</sup>  
88.3 m<sup>2</sup>  
951 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		87	58
	EU Directive 2002/91/EC		

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.