



63 Ashton Avenue, Prescot, L35 0QR

Asking Price £385,000



**STAPLETON  
DERBY**

Stapleton Derby is pleased to bring to the market this three-bedroom, detached corner property, nestled in the heart of Rainhill, St Helens. Situated in a sought-after location, this home offers an ideal blend of convenience and quiet, boasting easy access to motorway links, excellent primary and secondary schools, and a variety of village amenities.

The spacious property, prominently situated on a corner plot, features a porch, entrance hall, downstairs WC, living room, rear lounge, kitchen, and dining area. On the first floor, there are three generously sized bedrooms and a family bathroom. Outside, the front of the house offers off-road parking and a garage. The rear boasts a mature garden that wraps around the house, providing an exceptionally large outdoor area.

Don't miss the opportunity to make this property your own and enjoy the best of Rainhill living. Contact us today to arrange a viewing and start envisioning your future in this charming family home.

FREEHOLD - NO CHAIN









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



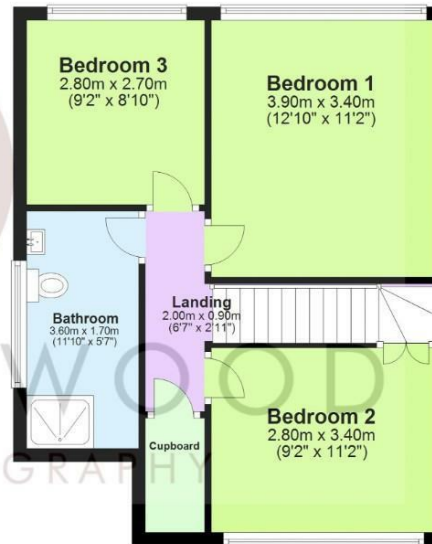
**Ground Floor**

Approx. 87.4 sq. metres (940.8 sq. feet)



**First Floor**

Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 133.3 sq. metres (1434.9 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		58	68
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.