

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Ashton Avenue, Rainhill

£310,000

Barrow and Cook welcome to the market this well presented 3 bedroom linked detached property in the popular village of Rainhill. Close to local shops, schools, eateries and motorway network. The property comprises:- Ground Floor - hallway, cloaks, reception room, diner and kitchen. First Floor - 3 bedrooms and family bathroom. Outside - Front garden with off road parking for 2 vehicles plus garage. Well presented split level rear garden with patio area, mature shrubs and lawn. Pergola with outdoor lighting and electric point. Outside tap, access to garage which has a hot and cold air conditioning unit, electrics and sink.

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- ALARMED
- GARAGE
- OUTSIDE TAP TO REAR
- OUTDOOR LIGHTS AND ELECTRICS
- 3 BEDROOM LINKED DETACHED

GROUND FLOOR

HALLWAY



2.07m x 2.97m (6' 9" x 9' 9") Gas central heating, camaro vinyl plank flooring, under stairs storage cupboard and double glazed window.

CLOAKS



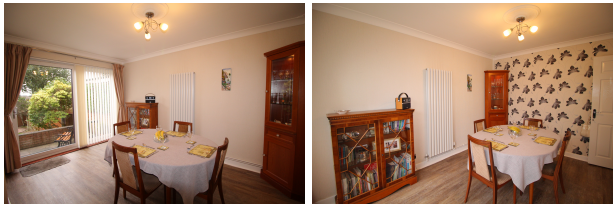
0.76m x 1.89m (2' 6" x 6' 2") White WC, sink and radiator.

RECEPTION ROOM



4.85m x 3.91m (15' 11" x 12' 10") Double glazed window, radiator, electric fire with surround and carpet flooring.

DINING ROOM



4.19m x 2.91m (13' 9" x 9' 7") Radiator, camaro vinyl plank flooring, coving and doors leading to rear garden.

KITCHEN



3.46m x 2.99m (11' 4" x 9' 10") Cream wall and base units, sink with mixer tap, oven, hob and extractor fan. Plumbing for washing machine and dishwasher, double glazed window, radiator and tiled floor/walls.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

FIRST FLOOR

STAIRS AND LANDING



1.86m x 3.06m (6' 1" x 10' 0") Double glazed window, storage cupboard and loft hatch.

BEDROOM ONE



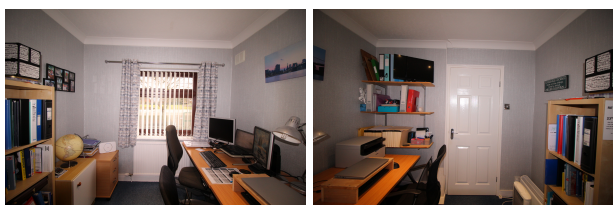
3.80m x 3.46m (12' 6" x 11' 4") Double glazed window, radiator, coving and fitted wardrobes/cupboards.

BEDROOM TWO



Double glazed window, radiator and built in wardrobes.

BEDROOM THREE



2.37m x 2.46m (7' 9" x 8' 1") Double glazed window, radiator and coving.

BATHROOM



2.20m x 1.77m (7' 3" x 5' 10") White WC, sink in vanity unit with storage space, bath with shower over. Towel rail, double glazed window, tiled walls and vinyl flooring.

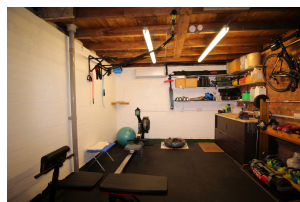
OUTSIDE

FRONT AND REAR GARDENS



To the front - Low maintenance flagged drive way with off road parking for 2 vehicles with additional garage. To the rear - lovely split level garden with patio area, mature shrubs and lawn. Pergola with outdoor lighting and electric point. Outside tap and door leading into the garage.

GARAGE



4.73m x 3.53m (15' 6" x 11' 7") Garage with hot and cold air conditioning unit, electrics and sink.

'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:

Monday to Friday 9.00am to 5.00pm

Saturday 10.30am to 1.30pm

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271