

## Barrow & Cook Estate Agents

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## Ashton Avenue, Rainhill

### £335,000

Barrow and Cook welcome to the market this extended 4 bedroom detached property, boasting a good size corner plot, in the sought after area of Rainhill. Close to local shops, schools, restaurants and motorway network. The property comprises:- Ground Floor - Entrance Porch, Cloakroom, Hallway, Reception Room, Dining Room, Kitchen, 2nd Reception Room, Utility Room. First Floor - 4 Bedrooms and family Bathroom. Outside - To the front - off road parking for 2 vehicles, garage and mature shrubs and trees. To the rear - split level with patio area, lawn, shrubs, access to rear of garage and gate.

- EXTENDED 4 BEDROOM DETACHED
- GOOD SIZE CORNER PLOT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- UTILITY ROOM
- IDEAL FOR A FAMILY



GROUND FLOOR

ENTRANCE PORCH



1.42m x 2.11m (4' 8" x 6' 11") Through a composite door into a good size entrance porch with tiled floor and windows.

CLOAKROOM



1.41m x 1.92m (4' 8" x 6' 4") WC, sink in vanity unit, radiator and double glazed window.

HALLWAY



1.92m x 3.12m (6' 4" x 10' 3") Small storage space under stairs, radiator and window into porch.

RECEPTION ROOM ONE



4.75m x 3.71m (15' 7" x 12' 2") Good size main reception room with large double glazed window, radiator and textured ceiling.

DINING ROOM



3.21m x 4.41m (10' 6" x 14' 6") Good size room with double glazed window and radiator.

RECEPTION ROOM TWO (IN EXTENSION)



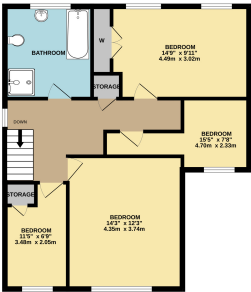
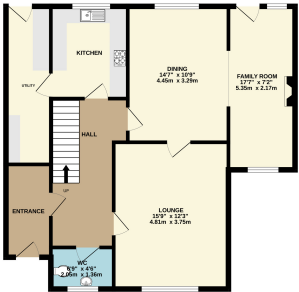
2.01m x 5.11m (6' 7" x 16' 9") Warmed by gas fire and radiator. Double glazed window and doors leading into rear garden.



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.

GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be relied upon for any prospective purchase. The contents, layout and any other details have not been tested and no guarantee is given. Measurements are to the center of the room.

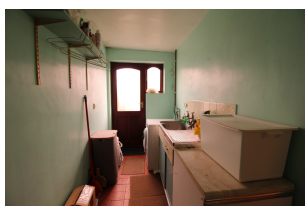


## KITCHEN



4.36m x 2.55m (14' 4" x 8' 4") Wall and base units with 1.5 bowl with mixer tap. Built in oven, hob and extractor fan. Tiled splash back, tiled floor, double glazed window and radiator.

## UTILITY ROOM



1.43m x 6.34m (4' 8" x 20' 10") Base units with sink, plumbing for washing machine. Tiled floor and door into rear garden.

## FIRST FLOOR

### STAIRS AND LANIDNG



3.69m x 3.15m (12' 1" x 10' 4") Double glazed window, storage cupboard and loft access.

### BEDROOM ONE



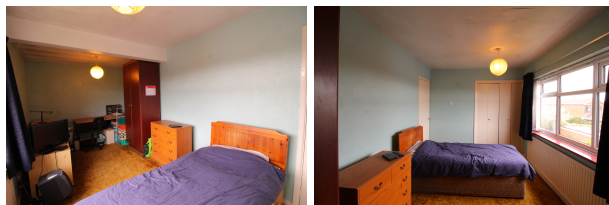
3m x 4.23m (9' 10" x 13' 11") Positioned at the front of the property, good size master bedroom with double glazed window and radiator.

### BEDROOM TWO



6.18m x 2.90m (20' 3" x 9' 6") Another good size bedroom with double glazed window and radiator.

### BEDROOM THREE



5.24m x 2.49m (17' 2" x 8' 2") Positioned at the rear of the property with double glazed window and radiator.

### BEDROOM FOUR



3.38m x 1.94m (11' 1" x 6' 4") Double glazed window, radiator and storage cupboard.

## BATHROOM



2.42m x 1.94m (7' 11" x 6' 4") White WC, sink in vanity unit, white bath and walk in cubicle shower. Double glazed window, towel rail, panelled ceiling with down lights and vinyl flooring.



## OUTSIDE

### FRONT AND REAR GARDEN



To the front - Corner plot with off road parking for 2 vehicles, garage and mature shrubs and trees. To the rear - split level with patio area, lawn, shrubs, access to rear of garage and gate.

### '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