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Ashton Avenue, Prescot, L35 0QR

£299,950

We are pleased to offer for sale this three bedroom detached property which is positioned in a popular part of Rainhill Village and would make an ideal family home. The property benefits from gas central heating and being double glazed and briefly comprises of: entrance hallway/ study, lounge, dining room, kitchen, conservatory, downstairs w.c, kitchen, and utility room all to the ground floor. To the first floor are three good sized bedrooms, and a four piece bathroom suite. Externally the property has an attached double garage and front and rear gardens. Viewing is highly recommended to appreciate the size of this property and can be arranged through our office or by calling 0151 426 0222.



Entrance hallway/ study

9'5 x 7'6 (2.87m x 2.29m)
UPVc double glazed door to front aspect, radiator, storage cupboard and stairs to first floor.

Downstairs w.c

Window to side aspect, low level w.c, hand wash basin, and part tiled walls.

Lounge

20'3 x 11'4 (6.17m x 3.45m)
UPVc double glazed windows to front and rear aspect, two radiators, and electric fire set in a feature surround.

Dining room

8'11 x 8'11 (2.72m x 2.72m)
UPVc double glazed window and door to conservatory, and radiator.

Conservatory

15'6 x 11'2 (4.72m x 3.40m)
UPVc double glazed window and double doors leading to garden, ceramic floor tiles, and ceiling fan.

Kitchen

19'9 x 8'11 max (6.02m x 2.72m max)
UPVc double glazed window to conservatory and one to rear, full range of wall and base units, 1 1/2 stainless steel sink unit, integral electric oven and hob with extractor fan, ceramic floor tiles, part tiled walls, door to front aspect and radiator.

Utility room

UPVc double glazed window to rear aspect, door to rear garden, plumbed for automatic washing machine, ceramic floor tiles, and fully tiled walls.

First floor landing

UPVc double glazed window to front aspect, and loft access.

Bedroom one

14'9 x 8'10 (4.50m x 2.69m)
UPVc double glazed window to rear aspect, range of fitted wardrobes, and radiator.

Bedroom two

11'2 x 11'6 (3.40m x 3.51m)
UPVc double glazed window to front aspect, fitted wardrobes, and radiator.

Bedroom three

10'10 x 9'2 (3.30m x 2.79m)
UPVc double glazed window to rear aspect, fitted wardrobes, vanity sink unit. and radiator.

Family bathroom

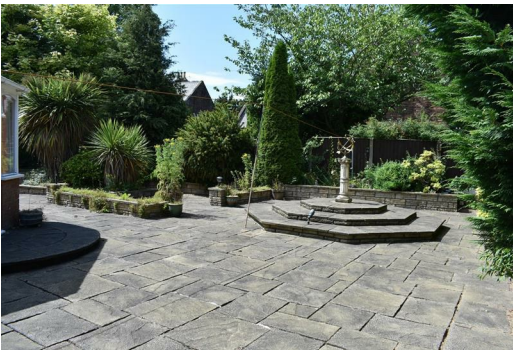
UPVc double glazed window to side aspect, radiator, fully tiled walls, and four piece bathroom suite with panelled bath, stand in shower cubicle, low level w.c, and vanity sink unit.

External

Good sized gardens to the front and rear with the front having a double driveway to the attached garage and a single driveway, also a lawn area.
The rear is a good sized garden which is mainly flagged with fenced boundaries and a selection of trees and shrubs.

Double garage

Electric up and over door, power and lighting.



Energy Efficiency Rating	
	Current
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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
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