



# STAPLETON DERBY



Ashton Avenue, Prescot, L35 0QQ

£1,550 PCM



Stapleton Derby welcomes you to view this charming four-bedroom, detached property to let, 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.

As you approach the property, you'll be greeted by its inviting exterior and a slightly elevated position, providing excellent views from the first floor. The ground floor boasts a welcoming entrance hall, complemented by a convenient downstairs WC, leading seamlessly to a spacious and bright lounge and dining room. Adjacent is the well-appointed kitchen, offering additional dining space and direct access to the rear garden, perfect for outdoor entertaining. Ascending to the first floor, you'll find four generously proportioned bedrooms, one featuring an ensuite and built-in wardrobes, accompanied by a centrally located family bathroom. Externally, the property offers off-road parking at the front, ensuring peace of mind, along with a garage providing ample storage space. To the rear, a sizable south-facing garden awaits, complete with a patio area, ideal for enjoying sunny days.



- FOUR BEDROOM
- DETACHED
- DRIVEWAY
- GARAGE
- FREEHOLD
- FAMILY HOME
- SPACIOUS
- SOUGHT AFTER AREA
- HIGHLY DESIRABLE
- RAINHILL VILLAGE

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