

FREEHOLD



House - Semi-Detached

# 12 ARNSIDE AVENUE, RAINHILL, PRESCOT, L35 9JH

Asking Price

## £200,000

### FEATURES

- Three bedroom semi detached property
- Close to local shops, schools and transport links
- Dining Room with french doors to the garden
- Gardens to the front and rear and workshop
- An early viewing is advised
- Within walking distance to Whiston Hospital
- Entrance hall, lounge with feature fireplace
- Fitted kitchen and family bathroom
- Driveway for off road parking



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached

## located in Prescot

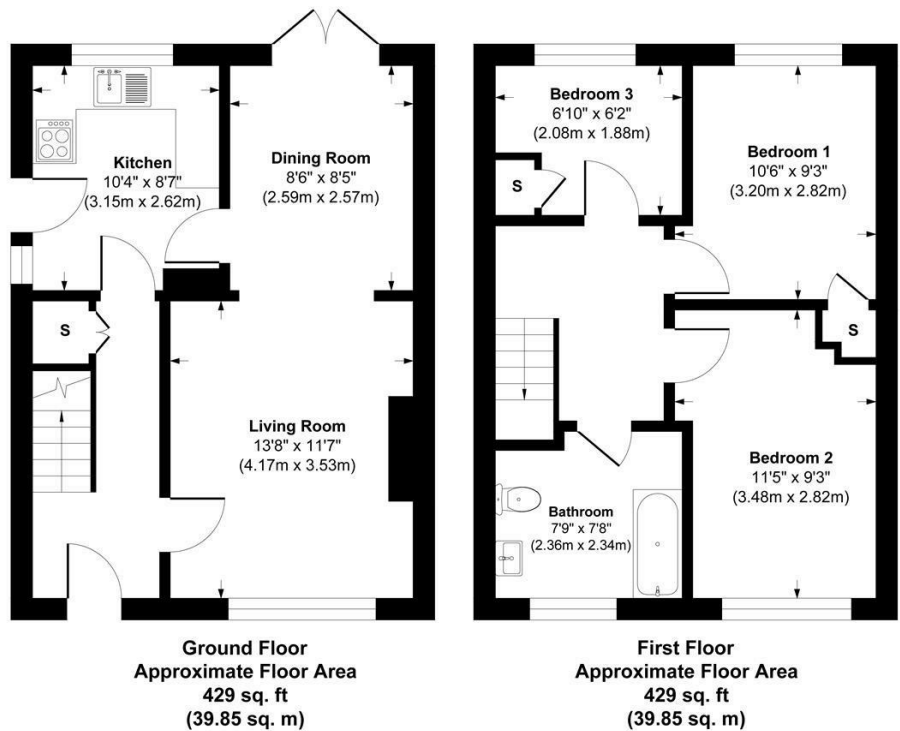
Situated in on Arnside Avenue in the charming area of Rainhill, Prescot, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families or professionals, the property is conveniently located within walking distance of Whiston Hospital, local shops, and excellent transport links, making daily commutes and errands a breeze.

Upon entering, you are welcomed by a spacious entrance hall that leads to a cosy lounge featuring a charming fireplace, perfect for relaxing evenings. The dining room, adorned with French doors, opens up to the rear garden, creating a seamless flow between indoor and outdoor living. The fitted kitchen is well-equipped, providing ample space for culinary adventures.

The first floor boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is fitted with a three-piece suite, catering to all your bathing needs.

Outside, the property benefits from gardens to both the front and rear, providing a lovely space for outdoor activities or simply enjoying the fresh air. A driveway offers off-road parking for one vehicle, while a workshop at the rear presents an excellent opportunity for hobbies or additional storage.

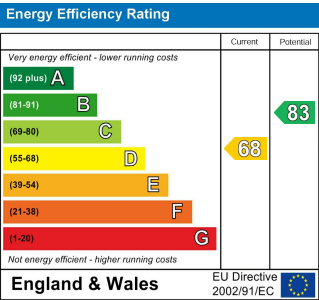
With an EPC grade of D, this home is not only inviting but also energy efficient. We highly recommend an early viewing to fully appreciate the charm and potential this property has to offer.



Approx. Gross Internal Area 858 sq. ft / 79.71 sq. meters  
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning  
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are  
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

