

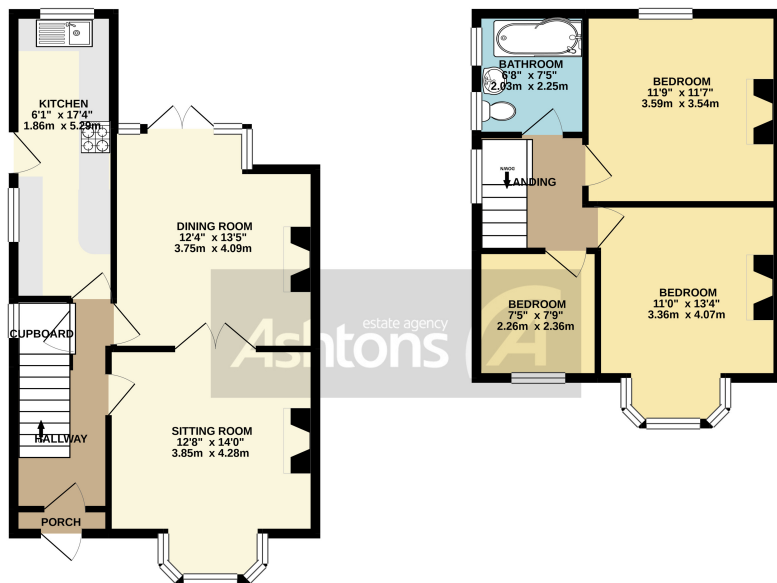
Sold
Subject to Contract



Poplars Avenue, Warrington. Offers in Excess of £175,000

TRADITIONAL BAY FRONTED SEMI-DETACHED | THREE BEDROOMS | CLOSE TO LOCAL AMENITIES. | GREAT PONTENTIAL TO EXTEND | ONLINE VIEWING TOUR AVAILABLE | FREEHOLD TITLE |





TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 6/2021

****BEST AND FINAL OFFERS MONDAY 21ST JUNE 2021 AT 1PM***NO CHAIN**** this bay-fronted semi-detached home comes to the market with no onwads chain, the property is located on a popular road in Orford. Internally there is a welcoming hallway, kitchen with a matching range of wall, base, and drawer units and stainless steel appliances, two reception rooms with feature fireplaces and french doors to the rear. On the first floor, there are three bedrooms and a family bathroom. Externally the property benefits from gardens to the front and rear, driveway which leads to a detached garage. The property is double glazed and central heated throughout.

LOCATION

Situated north of Warrington, Padgate is a popular area with a great range of amenities and transport connections. Home to a tennis club, football club, community centre and University campus, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a



Contact your local office to arrange a viewing:

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- Winwick:** 01925 232146
- Stockton Heath:** 01925 453400
- St.Helens:** 01744 754120
- Wigan:** 01942 498862
- Culcheth:** 01925 764744
- Ashton-In-Makerfield:** 01942 364446
- Newton-Le-Willows:** 01925 907770
- Commercial Office:** 01925 907709
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being 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. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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