

New



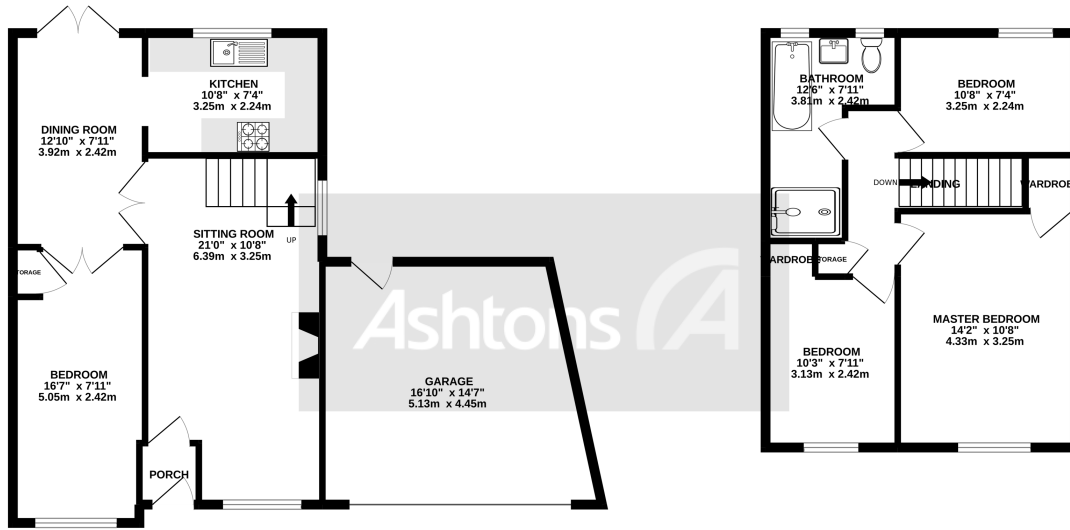
*17 Beardsmore Drive, Lowton, Warrington,
Lancashire. WA3 2JH.
Offers in Excess of £299,995*

Offered with no chain | Four bedroom detached family home | Two reception rooms | Conveniently located close to shops and amenities | Driveway and garage |



GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

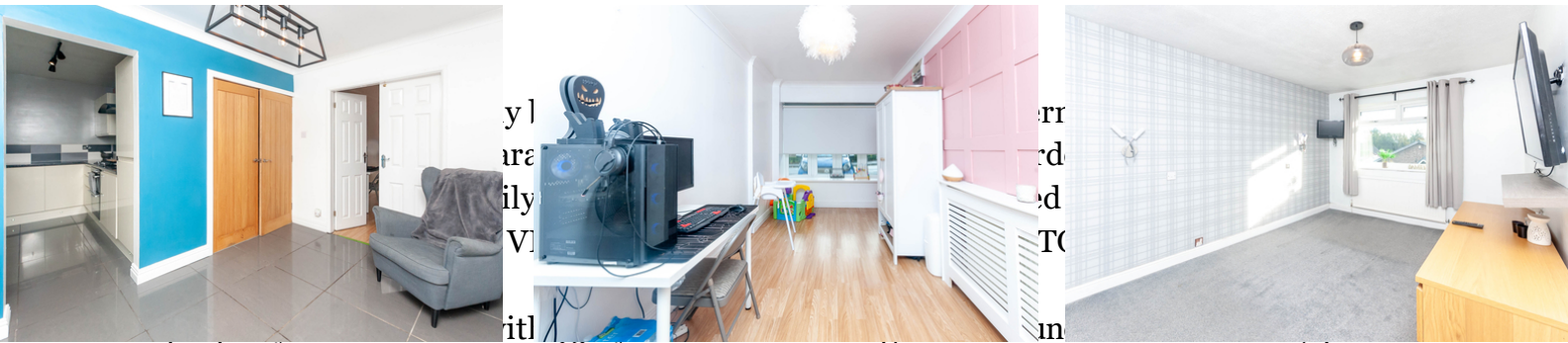


TOTAL FLOOR AREA : 1216 sq.ft. (112.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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We are delighted to bring to market this beautiful four bedroom detached property which is decorated to a high standard and is in walk in condition.

The property sits in the heart of the village of Lowton St Mary's close to a range of amenities i.e. shops, schools, public houses/eateries.

It is also close to local bus routes and the East Lancashire Road (A580). The layout helps to create an incredible amount of living space throughout this family sized home. The property comprises of entrance hallway, lounge, play room which could be utilised as a forth bedroom, kitchen with french



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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