



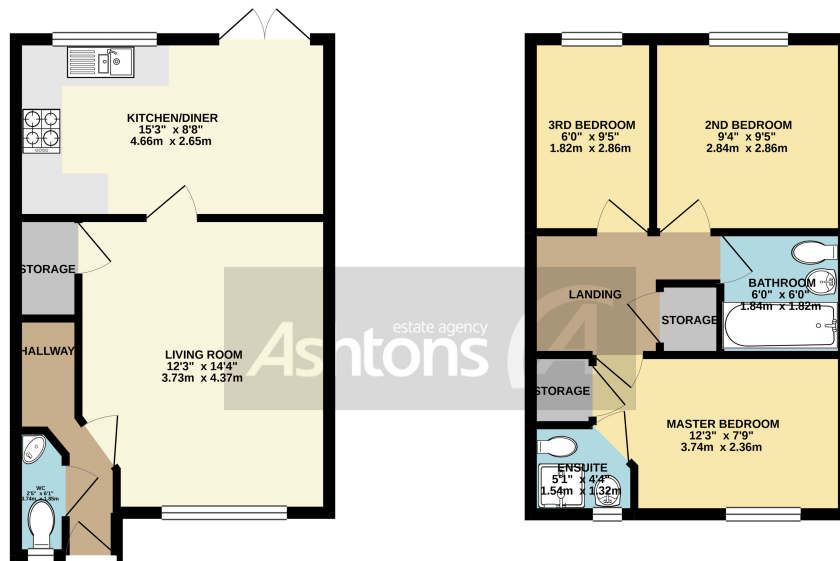
*Scarborough Drive, Newton-le-Willows. WA12 9GY.
£183,000*

3 Bed Semi Detached | Tasteful & Immaculate Throughout | Private Enclosed Gardens | Driveway Parking |



GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA - 715 sq.ft. (66.5 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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Having been keenly priced to attract lots of early interest & boasting excellent presentation inside, coupled with modern fixtures and fittings throughout, this lovely 3-bedroom semi-detached home must be viewed to be appreciated. Internally the property enjoys a light, contemporary feel. The property comprises; hallway, w.c, living room, stylish modern fitted kitchen dining room with integrated appliances, dishwasher, 50/50 fridge freezer, hob, oven and range of wall and base units, French doors allowing access to the rear garden. To the first floor can be found two double bedrooms, good size third bedroom, en-suite to master bedroom and three-piece white bathroom suite. The rear garden is enclosed, private and low maintenance. Further benefits include combination boiler, gas central heating, UPVC double glazing and still within its 10-year NHBC Warranty, loft has been boarded. Located in the heart of Newton-Le-Willows and conveniently situated for Manchester, Liverpool, and the local High Street, all easily accessible through an excellent travel network making commuting simple. Proximity to the M6 and M62 motorways ensures easy access to the whole



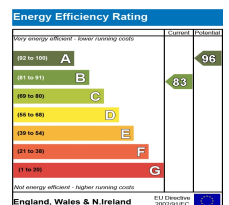
Contact your local office to arrange a viewing:

- 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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