



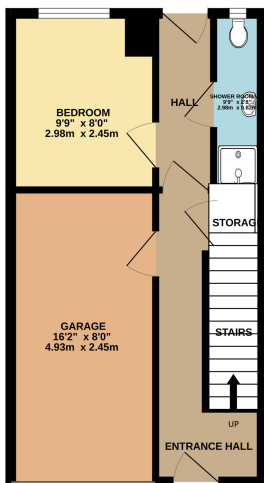
*27 Powder Mill Road, Warrington, Cheshire. WA4
1GB.*

£240,000

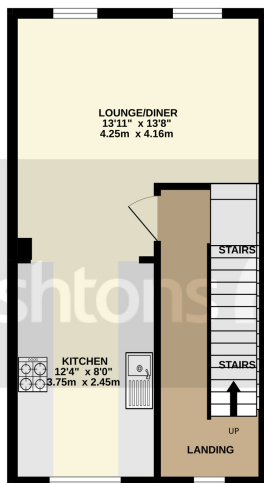
BEAUTIFUL TOWNHOUSE LIVING | THREE DOUBLE BEDROOMS | CLOSE TO LOCAL
AMENITIES | OPEN PLAN LOUNGE / DINER | POPULAR LOCATION |



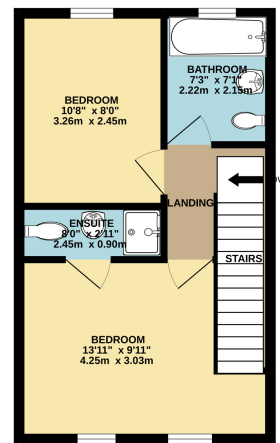
GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

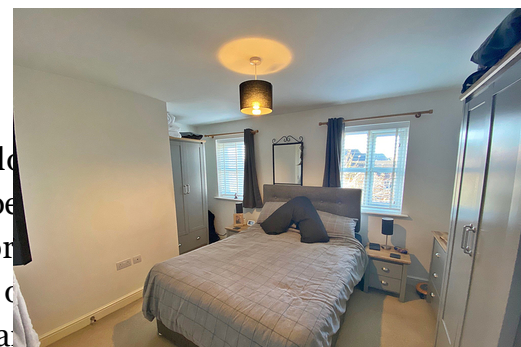
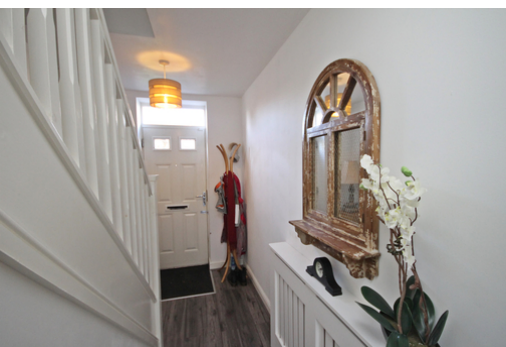


TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

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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****A beautifully presented three-bedroom home that has been completely updated and is located on this ever-popular development at Edgewater Park. Internally there is a flexible layout with a ground floor benefitting from an entrance hall, access to the garage, rear hall with a modern three-piece shower room, and bedroom three. On the first floor, there is a stylish lounge/dining room, kitchen which is fitted with a matching range of wall, base, and drawer units. On the second floor, there are two further bedrooms, an en-suite shower room, and a family bathroom. Externally a generous sized driveway to the front, garage, and an enclosed courtyard garden.**

LOCATION



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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- Liverpool City Centre 22 miles via M62
- Manchester City Centre 22 miles via M56
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)