



42 Greenfields Avenue, Appleton, Warrington, Cheshire. WA4 3BW.

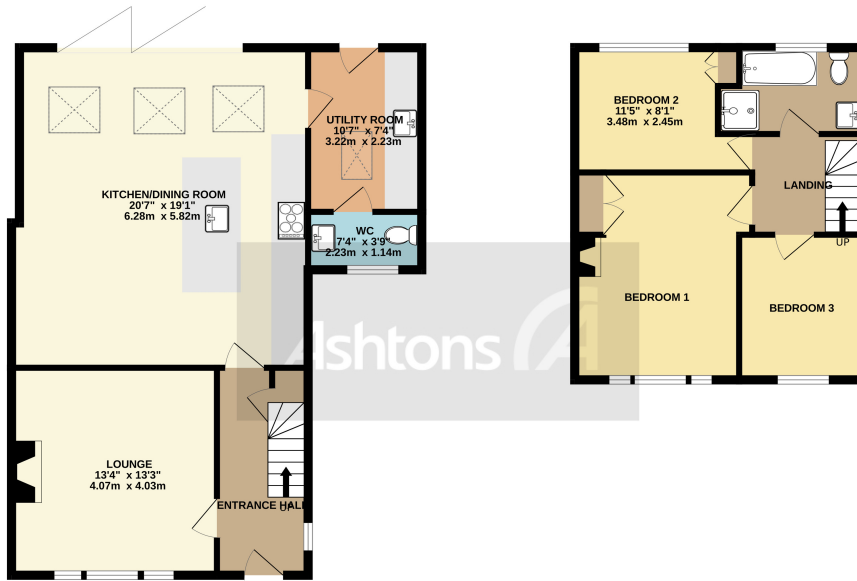
£425,000

POPULAR LOCATION | STUNNING EXTENDED HOME | CLOSE TO APPLETON SCHOOLS |
OPEN PLAN LIVING | BI-FOLDING DOORS TO REAR | WALK IN CONDITION | BACKING
ONTO PLAYING FIELDS | HIGH SPECIFICATION FINISH |



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 is given as to their operability or efficiency can be given.
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We are delighted to present this stunning three-bedroom semi-detached property, which has been tastefully extended and finished to an impeccable standard, offering a truly remarkable living space. This beautifully designed home is sure to appeal to a wide range of buyers seeking modern comfort and a flexible layout.

Ground Floor Accommodation



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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Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk



This property is conveniently located in a sought-after area, offering easy access to local amenities, schools, and transportation links. The proximity to the playfields at the rear enhances the appeal of this home, particularly for families with children or those who enjoy outdoor activities.

Key Features:

Spacious open plan dining kitchen with an island and integrated appliances

Family area perfect for relaxation and leisure

Bi-folding doors and Velux skylights providing abundant natural light

Direct access to the south-facing rear garden, ideal for outdoor activities

Generous-sized utility room with plumbing and additional storage space

Convenient two-piece WC on the ground floor

Separate lounge providing a private retreat

Three well-proportioned bedrooms on the first floor

Family bathroom for added convenience

Off-road parking available at the front of the property

Side access for easy movement around the house

Pleasant lawned gardens at the rear with patio areas

Outbuilding for extra storage or workspace

Access to playfields at the rear, perfect for recreation and fun

Regenerate response