



TOTAL FLOOR AREA : 2549 sq.ft. (236.8 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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## Broughton Close, Cheshire. WA4 3DR.

### Offers in Excess of £835,000

Stunning Detached Home | Five Bedrooms | Open Plan Arrangement | Quiet & Convenient Location |  
Three Floors of Accommodation | Feature Landing Window | Double Garage with Parking | Catchment  
Area of Grappenhall School | Freehold Title |



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 belived 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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EXECUTIVE DETACHED HOME - FIVE BEDROOMS - OPEN PLAN KITCHEN / FAMILY DINING ROOM - SOUGHT-AFTER LOCATION - DOUBLE ATTACHED GARAGE - PRIVATE GARDENS - CATCHMENT AREA FOR GRAPPENHALL HEYS

Situated on an exclusive development in Grappenhall Heys this executive property offers fantastic accommodation throughout and is presented to a very high standard by the current owners. The property boasts five bedrooms and is arranged over three floors with three bath/shower rooms and a dressing room to the master suite. Fabulous open plan family dining kitchen which opens onto the rear lawned garden and patio areas, a private area for entertaining. Attached double garage to the side of the

### Did you know?

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