

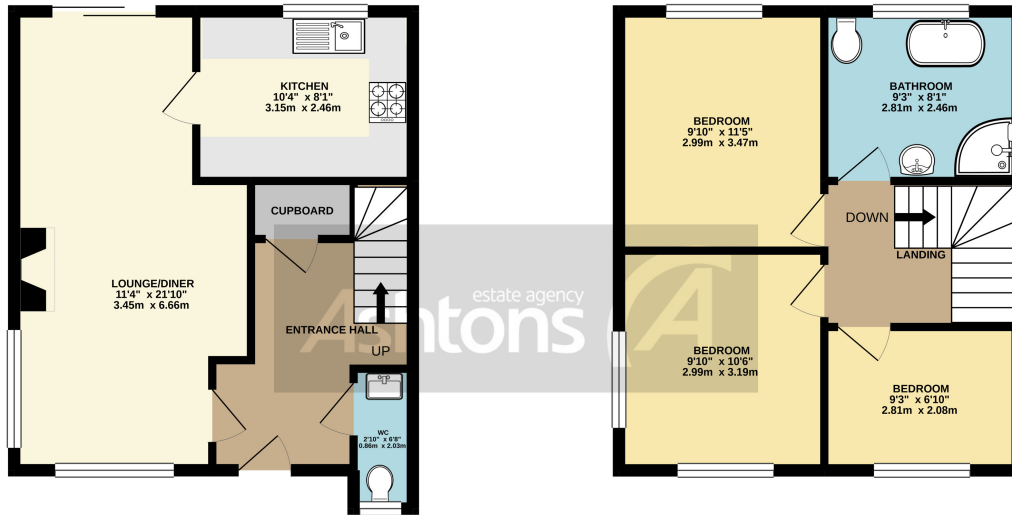
New



# Wharmby Road, Haydock. £130,000

No Chain | Popular & Convenient Location | Three Bedrooms | Four Piece Family Bathroom |  
Downstairs W/c | Spacious Through Lounge/Dining Room | Fitted Kitchen | Driveway with Off Road  
Parking |





TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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**\*\*NO CHAIN\*\*** This is a fantastic opportunity to secure this three bedroom semi detached offering a great space for an ever growing family or first time buyer. Locally you'll find a wide range of amenities with a supermarket within walking distance and popular schools within the area. If you have ties to Liverpool or Manchester it's not a problem as you have the East Lancs (A580) minutes away. Property is set out over two floors consisting of a spacious hall way with a downstairs WC, lounge with a dining area which leads to a fitted kitchen with a range of wall and base units. To the first floor you have three bedrooms two large doubles and a smaller third and finally the four piece family bathroom suite. Gardens Front and Rear and benefiting from a large driveway for off road parking. Competitively priced to sell, viewings are highly recommended! Enquire now to avoid disappointment. Call our office on 01942 364446



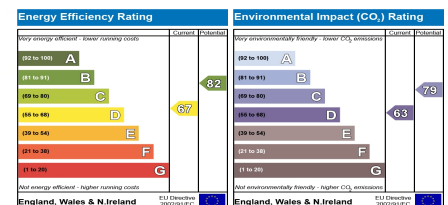
Contact your local office to arrange a viewing:

- 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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