



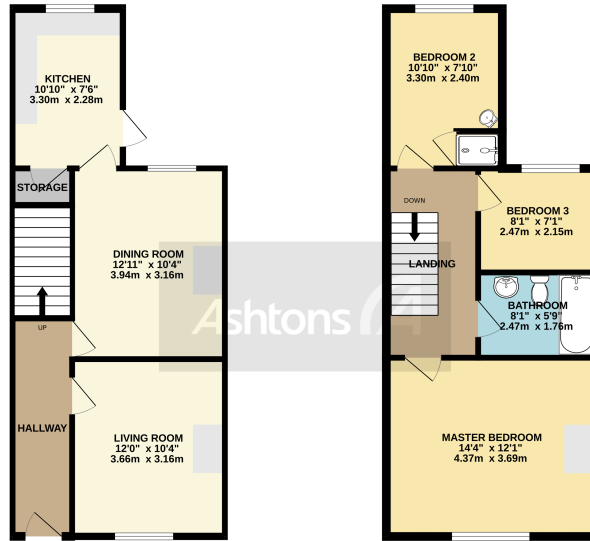
*Eastford Road, Warrington, Cheshire. WA4 6EY.*  
*£199,950*

NO ONWARD CHAIN | THREE BEDROOMS | CLOSE PROXIMITY TO STOCKTON HEATH |  
MID-TERRACED HOME | PERFECT FOR FIRST TIME BUYERS | COUNCIL TAX BAND A |



GROUND FLOOR  
440 sq ft. (40.9 sq m.) approx.

1ST FLOOR  
440 sq ft. (40.9 sq m.) approx.



EASTFORD ROAD W4 6EY  
TOTAL FLOOR AREA: 880 sq ft. (81.8 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, sections, rooms and/or other things are approximate and no responsibility is taken for any error or omission of the floorplan. The floor plan is not drawn to scale and is provided for use as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency until they are used.  
Map © Mapbox 2022

Welcome to this three-bedroom mid-terrace property, perfectly situated within the sought-after neighborhood of Walton and conveniently within walking distance to the vibrant Stockton Heath village. With no onward chain, this inviting home presents an excellent opportunity for first-time buyers and young families seeking comfort, convenience, and a wonderful community atmosphere. As you step inside, you are greeted by an inviting entrance hall, offering easy access to all areas of the house. The front living room exudes warmth and character, with an exposed chimney breast providing a cozy ambiance for relaxing evenings with loved ones. Moving towards the rear, you will find a charming dining room boasting ample natural light through its window and conveniently adjacent, the well-appointed kitchen offers ample storage space, including storage under the stairs.



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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*How much you can borrow?*  
Speak to a mortgage expert in your local office.

**Ashtons Financial Services**

## LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.