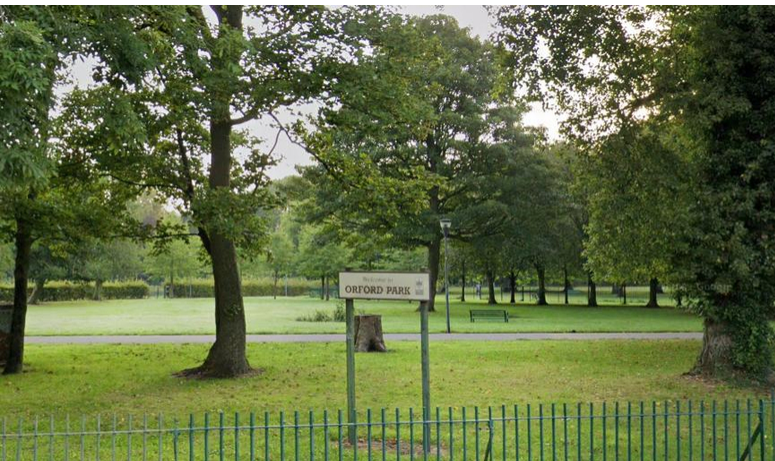




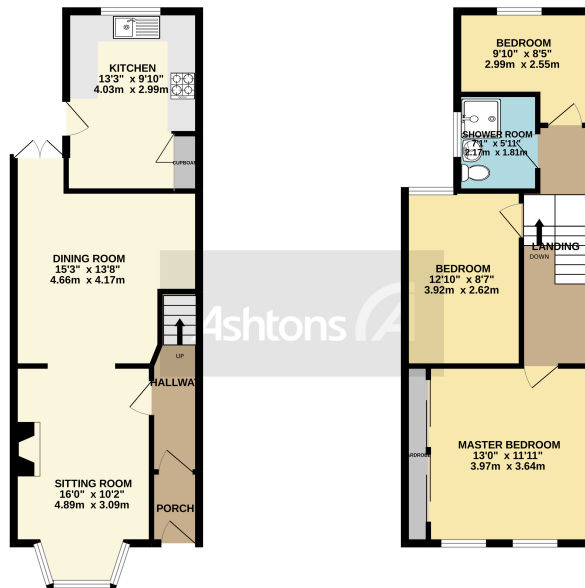
*40 Norris Street, Warrington, Cheshire. WA2 7RL.  
Offers in Region of £160,000*

Bay fronted period terrace | Three well proportioned bedrooms | Upstairs bathroom | Off road parking to the rear | Ideally located | Council Tax Band: A Annual Price: £1,312.75 |



GROUND FLOOR  
592 sq ft, (54.7 sq m) approx.

1ST FLOOR  
483 sq ft, (44.8 sq m) approx.



Ashtons

TOTAL FLOOR AREA: 1086 sq ft, (101.6 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, services and specifications shown have not been tested and no guarantee as to their operability or reliability has been given.  
Made with Metaphor 0002

An attractive, extremely spacious, bay fronted Victorian three bedroom mid-terrace family home on a much sought after residential street in Warrington. Arranged over two floors accommodation briefly comprises; entrance hall, lounge with feature fireplace leading through to the dining room with double doors opening to the rear garden and fitted kitchen. To the first floor there is a landing area, two large double bedrooms, a good sized third bedroom and a family bathroom. Externally is a block paved rear garden with double gates providing off road parking. This much loved family home is ideally located with popular schools and parks in the surrounding area as well as being a stone's throw from Warrington town centre with all it's amenities and excellent commuter links. Viewing is highly recommended.



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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