

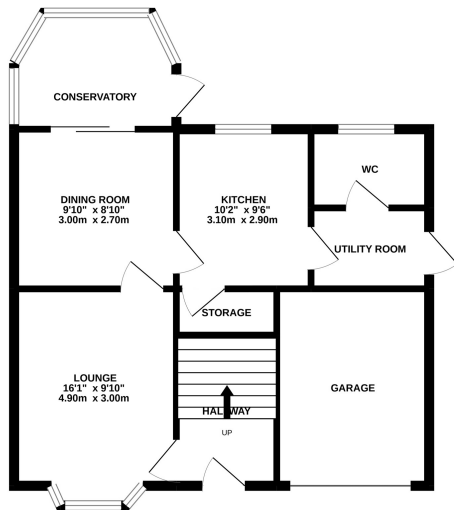


*31 Pendle Gardens, Culcheth, Warrington, Cheshire  
. WA3 4LU.  
Offers Over £430,000*

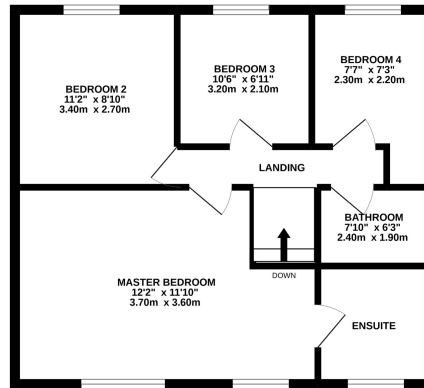
Offered with no chain | Four bedroom detached family home | Conservatory | Situated on a quiet cul de sac | En suite to master bedroom |



GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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### IF YOU LIVED HERE

You'll be enjoying all the benefits of this spacious detached property located on a quiet cul de sac with a lovely outlook to the front. There is a lounge to the front a separate dining room and kitchen along with the conservatory. There is a utility room which houses the boiler and this has been fitted fairly recently along with downstairs WC.

To the first floor there are four double bedrooms the master has an en suite shower room and there is a further family bathroom. Step outside, and your rear garden is mainly laid to lawn with a patio area and gate to the side leading to the driveway providing off road parking for two cars and integral garage.

Culcheth has some lovely walks on its doorstep with the linear park close by and other amenities along with local pubs and restaurants, primary and secondary schools are within walking distance from the property.

### WHAT ELSE?



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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

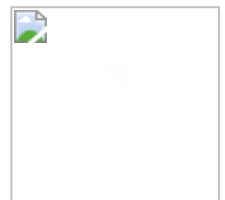
### Viewing Arrangements

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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