



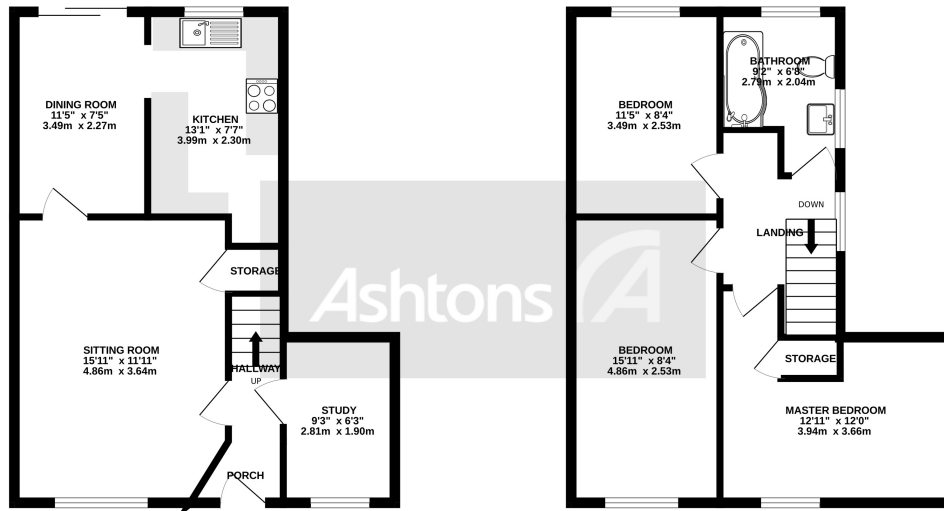
*44 Hornby Crescent, Clock Face, St Helens,  
Merseyside. WA9 4SA.  
Offers Over £175,000*

Spacious & Good Size Bedrooms | Upstairs Family Bathroom | Impressive Rear Garden | Popular &  
Established Location | Freehold | Council Tax Band B | Driveway | Large Garden | No Chain |



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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Spacious three bedroom semi detached property available with the added bonus of no onward chain. Occupying a large plot the property comprises entrance hallway with stair access, large living room, dining room, modern kitchen diner and third reception room. Up to the first floor you will find three good sized bedrooms and a lovely modern fitted bathroom. Externally there is a large lawned garden to the rear and garden and driveway for multiple cars to the front.

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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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