

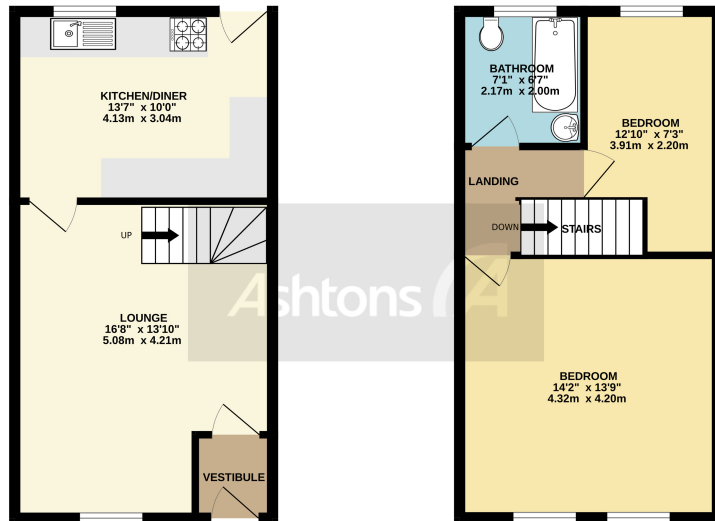


*16 Old Road, Ashton-in-Makerfield, Wigan,  
Lancashire. WN4 9BQ.*

*£107,500*

Ideal First Buy Or Investment Purchase | Two Double bedrooms | Lounge with Rear Kitchen/Diner |  
Upstairs Family Bathroom | Within Walking Distance to Ashton Town Centre |





TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 are not included and no guarantee as to their condition or efficiency can be given. Made with Metropac 02023

**\*NO CHAIN\*** This mid terrace property is conveniently located in Ashton Town Centre within walking distance to all local amenities.

Set in an elevated position, the property comprises in brief of: Entrance vestibule, front facing lounge with open plan staircase and to the rear is a spacious kitchen/diner.

To the first floor there are two double bedrooms and a family bathroom with white suite.

Externally there are enclosed gardens front and rear, the rear is very low maintenance.



*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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