

New



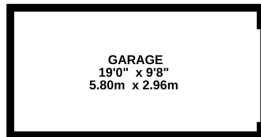
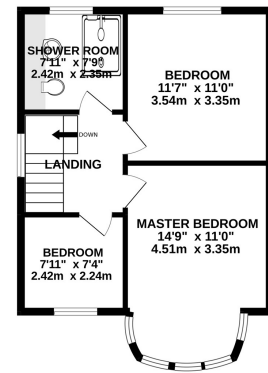
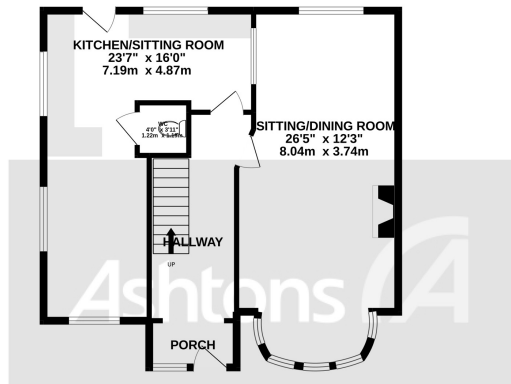
*Briar Avenue, Rixton. WA3 6JH.  
£320,000*

Immaculate & Modernised Decor | New Kitchen & Bathroom | Detached Garage & Additional Parking |  
Gardens to the front, side and rear | Field views to the side of the property | Three bedrooms &  
Bathroom | Three reception rooms | Downstairs WC |



GROUND FLOOR  
862 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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.  
Made with Metropix ©2022

This spacious three bedroom semi-detached property is located at the head of a quiet cul de sac on Briar Avenue, Rixton.

With so much to offer this property has undergone modernisation by the current owners within the past 3 years, including a new kitchen, bathroom, boiler and gas central heating system and window along with decoration.

Upon entrance there is a welcoming hallway with extended porch area, lounge which opens out into the dining room, a recently fitted kitchen and breakfast bar area with integrated dishwasher and



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.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



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

Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

