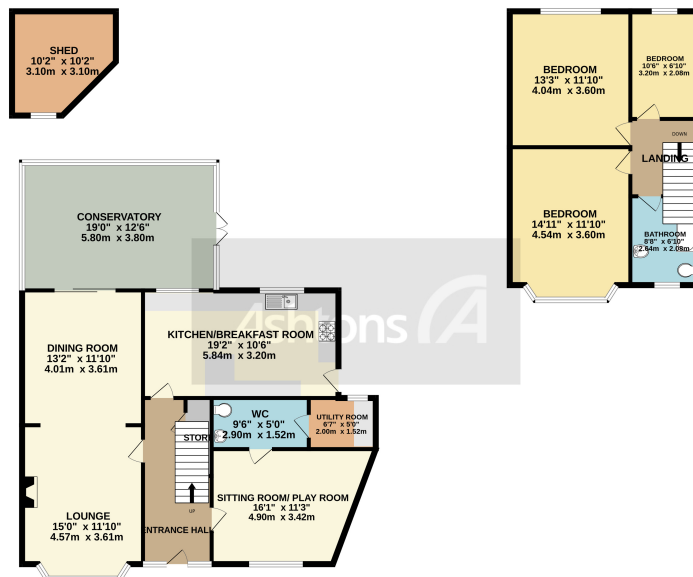




*8 Stuart Drive, Stockton Heath, Warrington,
Cheshire. WA4 2BT.
£365,000*

GREAT LOCATION | WALKING DISTANCE TO THE VILLAGE | EXTENDED
ACCOMMODATION | THREE RECEPTION ROOMS | BREAKFAST KITCHEN | GAS
CENTRAL HEATING | PONTENTIAL TO ADD VALUE |





TOTAL FLOOR AREA: 1707 sq ft. (158.6 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services of a professional surveyor should be used to verify the accuracy of the information given. Made with Metropix (2022)

CORNER PLOT LOCATION - EXTENDED SEMI-DETACHED - LARGE REAR GARDEN & OFF ROAD PARKING - THREE RECEPTION ROOMS - THREE BEDROOMS. Internally the property benefits from a sizeable entrance hall, lounge with feature fire and bay window to the front, and dining room which links nicely into the large conservatory. The conservatory has the perfect view over the private garden. Furthermore to the ground floor is a breakfast kitchen with a matching range of wall, base, and drawer units, a breakfast bar, a sitting room/playroom with a handy wc an utility room finishes the ground floor. On the first floor, there is a traditional layout with two double bedrooms, one single, and a family bathroom. Externally this property benefits more than many houses with a large frontage with a driveway, to the rear is a generous lawned garden with a patio area and outbuilding.



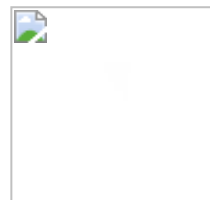
Contact your local office to arrange a viewing:

- 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