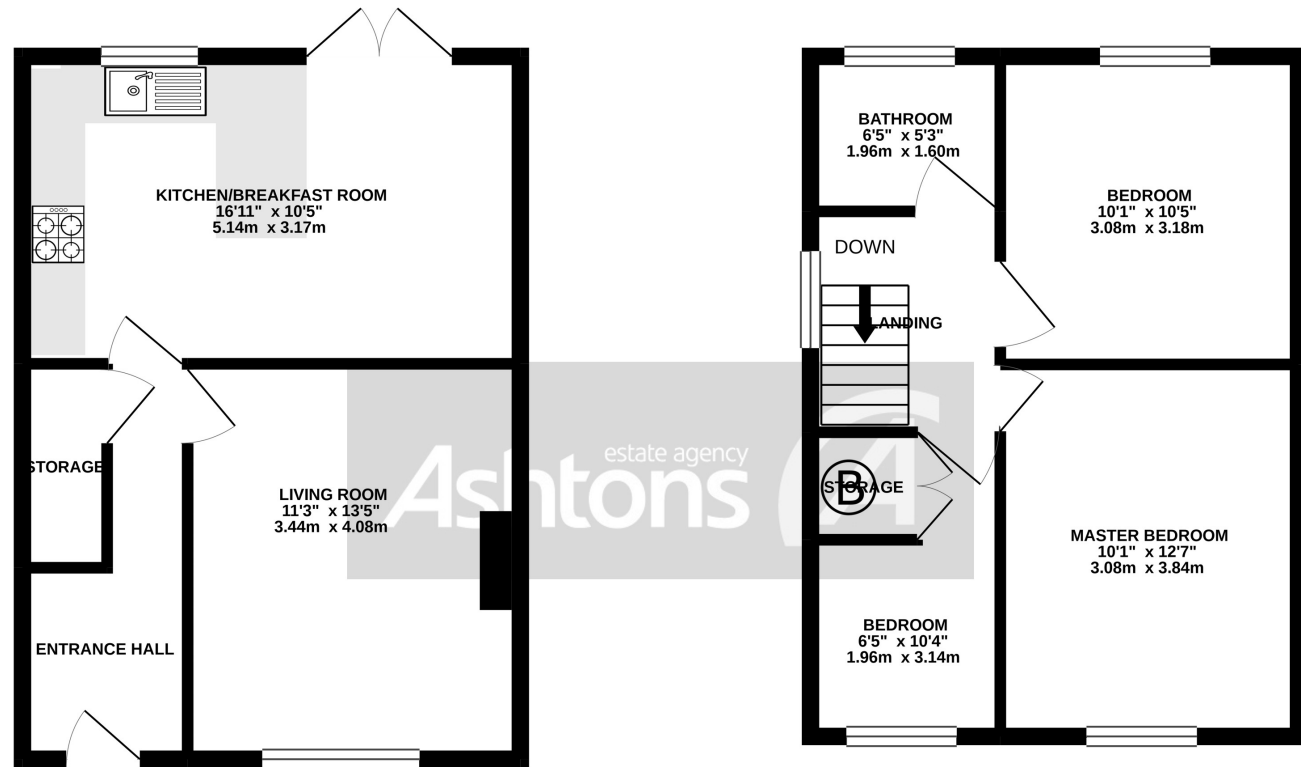


GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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## Manston Road, Penketh. WA5.

### £189,950

Three Bedroom Semi Detached Family Home | Leasehold £15 Per Year | Garage & Driveway / Ample Parking | Modern & Contemporary Fitted Kitchen/Dining Room | Two Double Bedrooms & Single Bedroom | Close By To Amenities & Schools |



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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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

7.5 / 4.6

England, Wales & N.Ireland

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

Ashtons Financial Services

Ashtons

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk





A very spacious semi-detached property that has undergone a full modernization program in the last 4 years with replacement windows, kitchen, and bathroom along with contemporary decor to match. Making this an ideal first time buy and turnkey purchase. Tucked away within this desirable residential location it is within the catchment area to many highly regarded schools, day-to-day amenities are also just walking distance away and transport links are also particularly convenient making commuting very hassle free in addition to local dog walks. In brief it features; entrance hall, a bright and spacious lounge with large window to the front elevation, To the rear of the property houses the open plan kitchen breakfast area looking out on the garden with rear access. To the first floor are three well-proportioned bedrooms (we recommend viewing the floor plans at this stage), a good-sized landing and a clean modern bathroom suite. The gardens to the property are mainly lawn area, detached garage and has a sunny aspect, the front is paved and allows off road parking for multiple vehicles leading up to the property. Please contact us for more details on 01925 454300.

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Ashtons Estate Agency now have a network of Independent, whole of Market Mortgage Advisors working in our offices.  
Speak to an expert today, contact your local office.

 **Ashtons** Financial Services

