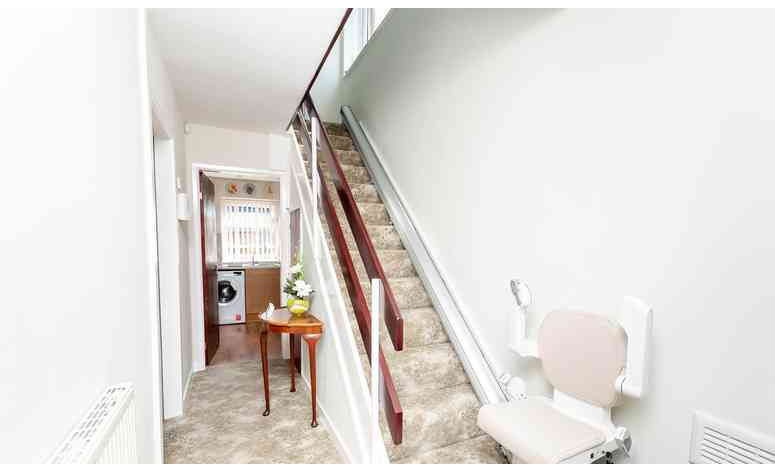




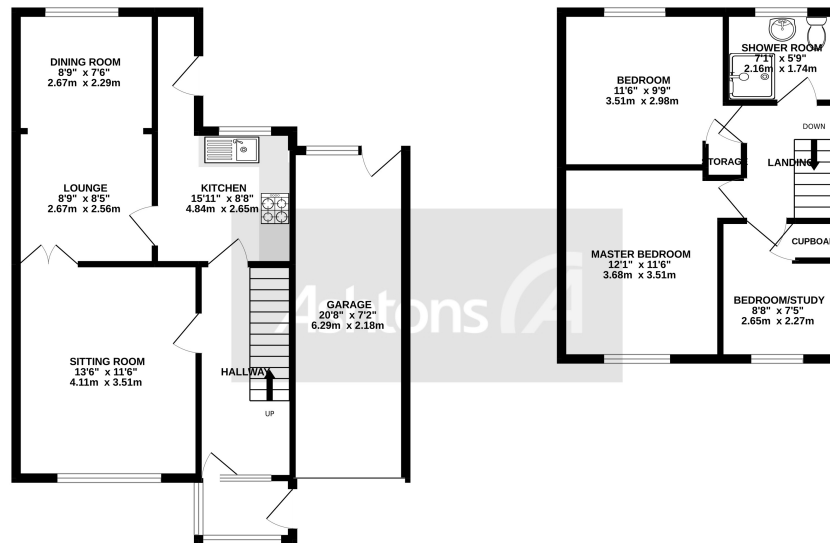
# *Cambourne Avenue, St Helens. WA11 9EP.*

## *£189,500*

Semi Detached | Three Bedrooms | Sitting Room, Lounge/Diner | Attached Brick Garage Plus Off Road Parking | Ideal Family Home/First Time Buy | No Chain | Freehold | Council Tax Band B |







TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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New to the market is this three bedroom semi detached home, the property is located close to local amenities, schools and major transport links. This home would be ideal for a family or a first time buy and is available with no onwads chain.

The accommodation briefly comprises: Entrance porch leading to the entrance hallway, sitting room, lounge/dining room thereafter the kitchen. To the first floor there are three bedrooms and a shower room. Externally there is garden areas front and rear and an attached garage with driveway parking. Viewings are advised and can be arrange on 01744 754120.

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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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