



*3 Ashley Court, Field Lane, Appleton, Warrington,  
Cheshire. WA4 5HS.*

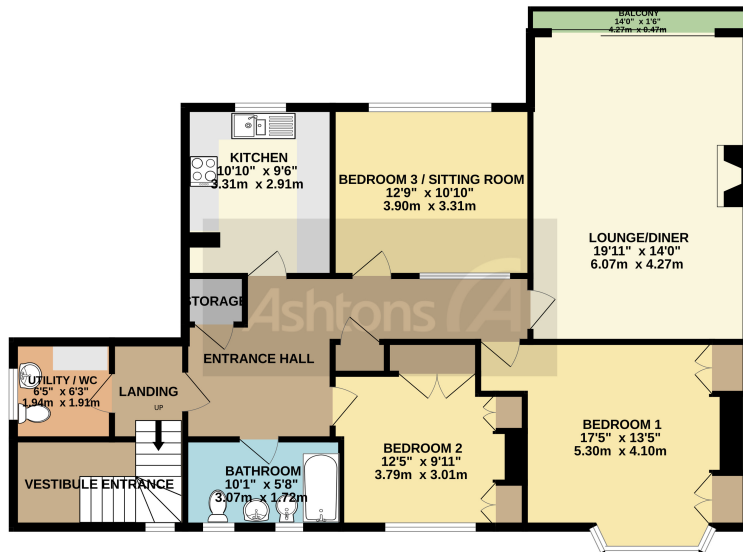
*£350,000*



NO ONWARDS CHAIN | PLEASANT COMMUNITY FEEL | BOARD LOFT SPACE |  
GENEROUS COMMUNAL GARDENS | PARKING AND GARAGE | THREE BEDROOMS |  
£200 Per Quarter Management Fees |



GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

While 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 are not to be taken as being included in or guaranteed as to their condition or efficiency over time.  
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A generously sized, well presented Three bedroom apartment set in professionally maintained grounds in a convenient location close by to Stockton Heath Village. Offered for sale with no upward chain we encourage applicants to secure an internal inspection at their earliest opportunity, these apartments rarely become available especially when situated on the first floor. For those unfamiliar with its location, Ashley Court sits in an ideal position just a short walk away from local amenities, transport links are also readily available which makes commuting in to and out of Warrington particularly hassle free. The accommodation benefits from a communal entrance for four apartments, private entrance to the apartment, stairs/stairlift to the first floor, landing area with a utility and wc. Entrance hallway into the apartment, kitchen with a range of matching units and view over the garden, a generous



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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