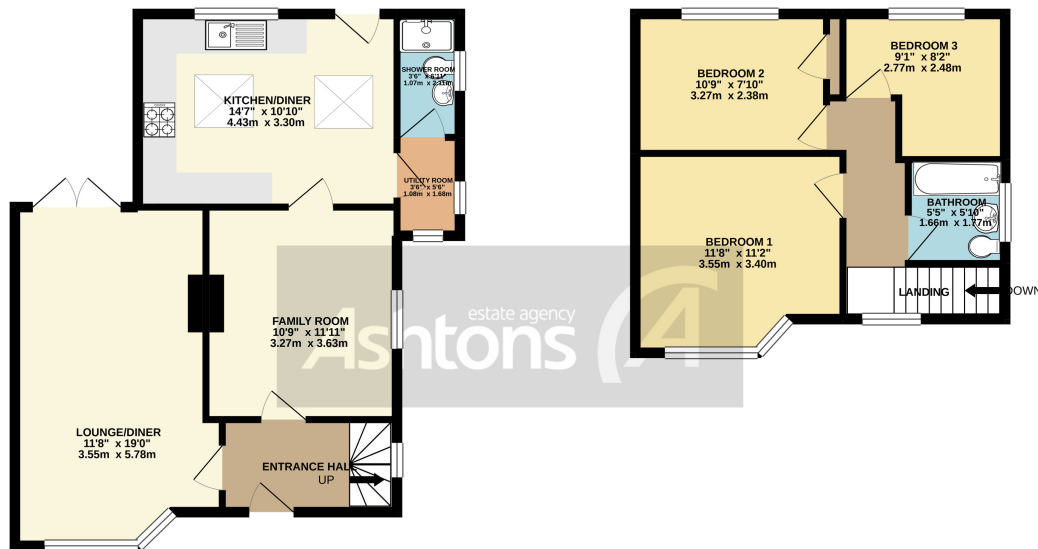




Greenway, Warrington, Cheshire. Offers in Excess of £250,000

VIDEO TOUR AVAILABLE | EXTENDED SEMI-DETACHED | GENEROUS RECEPTION ROOMS | DINING KITCHEN WITH VAULTED CEILING | SOUGHT AFTER LOCATION |





TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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****EXCEPTIONAL FAMILY HOME**** This traditional semi-detached home offers excellent accommodation on top of a popular location. The property is an excellent family home that benefits from an entrance hallway, lounge/diner with bay window to the front, fireplace, and french doors to the rear garden. A generous family room which can also be used as a dining room, leading through to the large kitchen with a matching range of wall, base, and drawer units, vaulted ceiling with two Velux skylights. Furthermore, there is a useful utility room and shower room on the ground floor. On the first floor with this style of semi-detached, you will find three generous sized bedrooms and a family bathroom. Externally the property offers gardens to the front and rear and side driveway.



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
105 to 110	A		
91 to 104	B		
81 to 90	C		
69 to 80	D		
55 to 68	E		
49 to 54	F		
35 to 48	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			EU Directive 2002/91/EC

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

Ashtons Financial Services