

Victoria Avenue, Great Sankey, WA5 £235,000

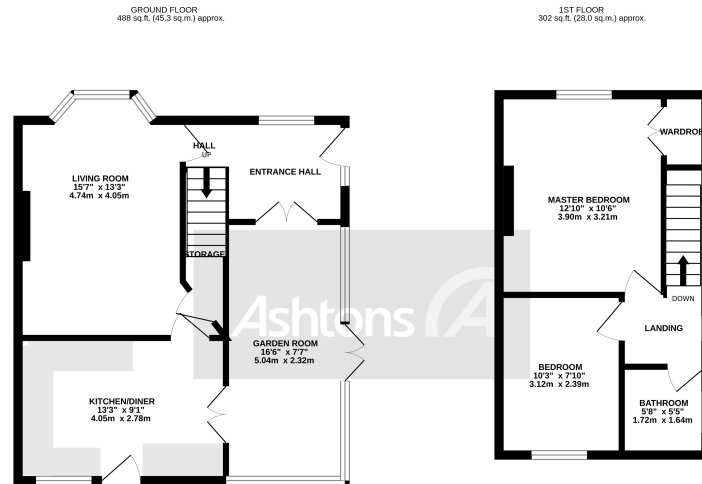


Welcome to this exquisite two-bedroom semi-detached house, an architectural gem built in 1927. Situated in an idyllic location overlooking the picturesque Stocks Lane playing fields, this property offers a truly remarkable living experience. Boasting a thoughtfully designed ground floor extension complete with underfloor heating, along with meticulously updated kitchen and bathroom spaces, this home seamlessly blends modern comforts with timeless charm.

[See more of this house at ashtons.net](https://www.ashtons.net)

 x 2  x 1





TOTAL FLOOR AREA: 789 sq. ft. (73.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the finished contract plans, 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, equipment and quantities shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intergrip 12/02

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.ashtons.net/privacy-policy/>