

New

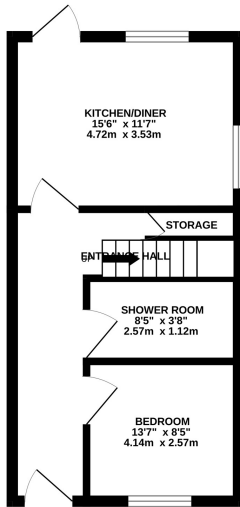


*41 Leatham Close, Birchwood, Warrington,  
Cheshire. WA3 6PX.  
Offers in Excess of £175,000*

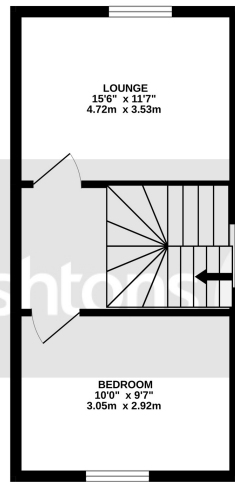
Freehold title | Offered with no chain | Spacious three storey family home | Two bathrooms both upstairs and downstairs | Gardens to front and rear |



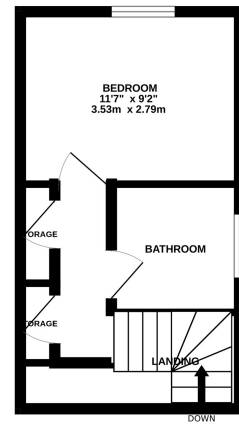
GROUND FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR  
NaN sq.ft. (NaN sq.m.) approx.



2ND FLOOR  
NaN sq.ft. (NaN 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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Immaculately presented & freshened up with new carpets and paintwork and is ready to move straight into being offered with no onward chain.

This deceiving and spacious property is well placed for local amenities, motorway networks and walking distance to Birchwood station.

On entrance to the ground floor there is a double bedroom, shower room and kitchen/diner, there is stair access to the first floor which has the lounge with feature fireplace and the second bedroom with fitted wardrobe which is also a double and the third floor can be accessed via a further staircase to



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

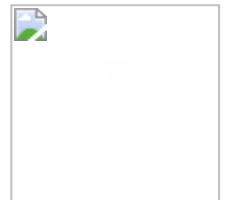
**Viewing Arrangements**

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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