

Rose Creek Gardens, Great Sankey, £270,000



Ideal for a family home, this well-presented mid terraced three bedroomed townhouse is conveniently located within walking distance to local amenities and the soon to be opened Chapelford Train Station.

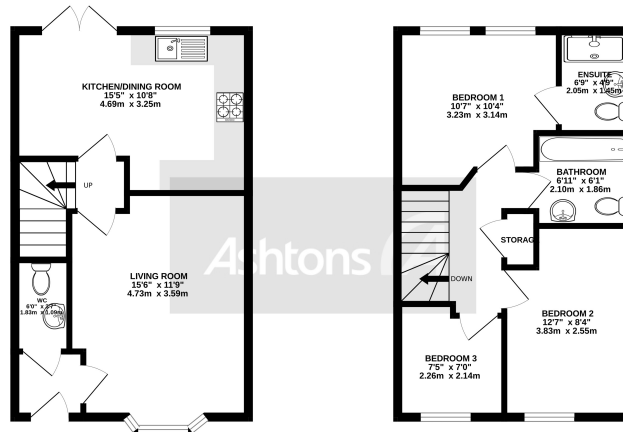
 x 3  x 1

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



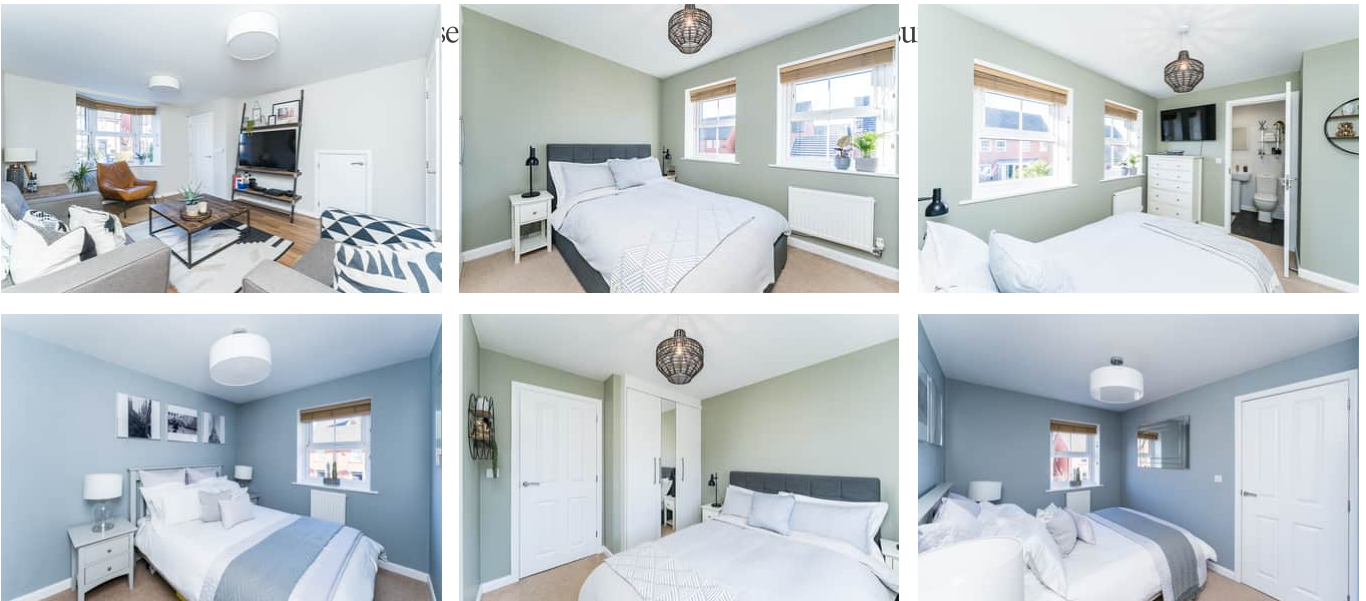
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.
Where every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, equipment and materials shown have not been tested and no guarantee is given as to their quality or efficiency. See also www.ashtons.net

Ideal for a family home, this well-presented mid-terraced three bedroomed townhouse is conveniently located within walking distance to local amenities and Chapelford Train Station. After entering the property you are welcomed into an open plan lounge which leads you through to an extensively fitted kitchen - perfect for entertaining guests. On the first floor you will find three bedrooms and a contemporary shower room whilst the landing offers access to both areas. The property benefits from double glazed windows, a 10 year NHBC guarantee and a warranted combi-boiler.



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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/>