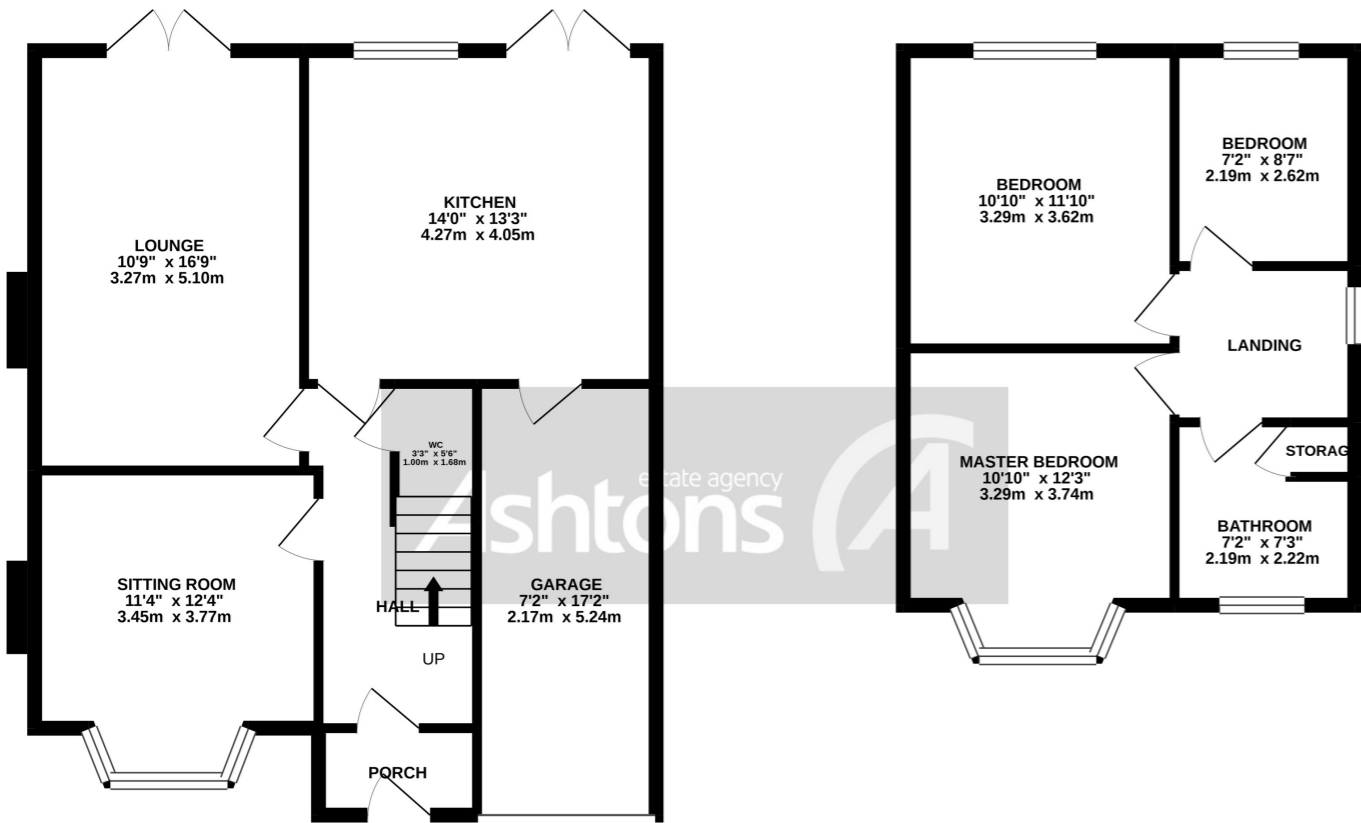


GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

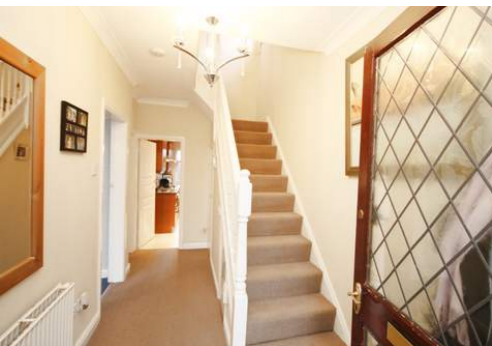
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Sycamore Lane, Great Sankey. WA5.

£275,000

Three Bedroom Detached Family Home | Quite Location | Extended Rear & Kitchen | Bay Fronted | Private Garden To Rear | Garage & Off Road Parking | Two Reception Rooms | Freehold Property | W.C |



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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Sycamore Lane is positioned in the heart of Great Sankey and is one of the area's most sought after roads being a quiet cul-de-sac and we are delighted to offer for sale an extended Period 1930's detached home with the option of no ongoing chain subject to offer. For those unfamiliar with its location, it is perfectly situated for commuting with its easy access to major motorway & rail networks & new train station, close to a range of sought after local facilities, schools, and shops. In brief, it features; entrance hall with stair access, a beautiful bay fronted dining room, an extended rear Sitting room with views out on to the garden, a large kitchen which makes most of the extra space created by the extension, and a clever W.C. under the stairs. Upstairs are three well-sized bedrooms (see floor plans for layout), a landing, and a contemporary fitted bathroom suite. Outside the property holds a lovely position and is set back from the road, the rear garden is private and makes the most of the day's sunshine and is mainly laid to lawn and patio area. Off-road parking can be found to the front via the driveway leading up to the garage. Please contact us today for further information

Did you know?

Ashtons Estate Agency now have a network of Independent, whole of Market Mortgage Advisors working in our offices. Speak to an expert today, contact your local office.

 **Ashtons** Financial Services

