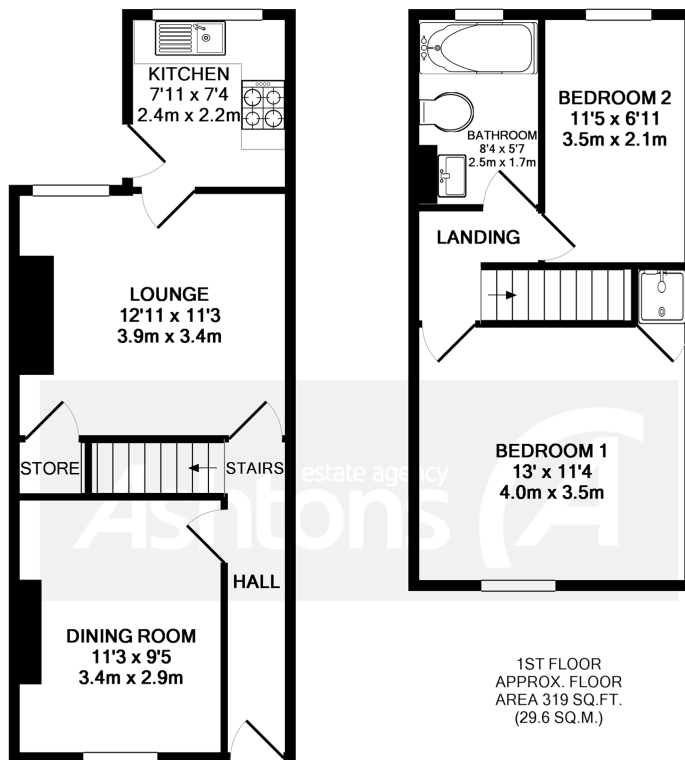


## Belmont Avenue, Latchford. £115,000

Beautifully Presented Mid-Terrace House / Two Reception Rooms / Two Bedrooms, One With Shower / Well Appointed Kitchen / Contemporary First Floor Bathroom / Southerly Rear Aspect / Enclosed Yard Area / GCH & uPVC Double Glazing / Great Village Location / Viewing Essential

[www.ashtons.net](http://www.ashtons.net)

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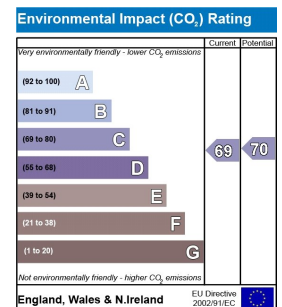
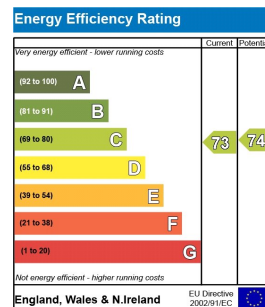


**GROUND FLOOR**  
APPROX. FLOOR AREA 362 SQ.FT. (33.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Refurbished to an extremely high and exacting standard is this beautifully presented mid-terrace house tucked away on a highly sought after cobbled road within Latchford village. The property has a wonderful contemporary feel and is sure to be of interest to discerning first time buyers or savvy buy to let investors. Recently the windows have been replaced with quality uPVC double glazed units and high security front and rear entrance doors. The neutral decor is complimented by laminate and natural bamboo flooring. Briefly comprising: Hall, dining room, spacious lounge, well appointed kitchen with a range of wall and base units with integrated oven, hob and extractor canopy. First floor landing, master double bedroom with recessed shower enclosure, second bedroom, Stunning modern bathroom with ceramic tiled walls and bamboo flooring. Externally there is a delightful enclosed garden area enjoying a sunny aspect, perfect for alfresco entertaining. In all, a highly recommended home that must be viewed to be appreciated fully.



Padgate Office: 01925 479334  
Great Sankey Office: 01925 454300  
Winwick Office: 01925 232146  
Stockton Heath Office: 01925 453400  
St. Helens Office: 01744 754120  
Wigan Office: 01942 498862  
Culcheth Office: 01925 764744  
Online: www.ashtons.net

**VIEWING ARRANGEMENTS**  
Viewing is strictly by appointment only through Ashtons estate agency.

**DISCLAIMER PROPERTY DETAILS**  
These particulars, whilst 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 fittings. Room sizes should not be relied upon for carpets and 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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