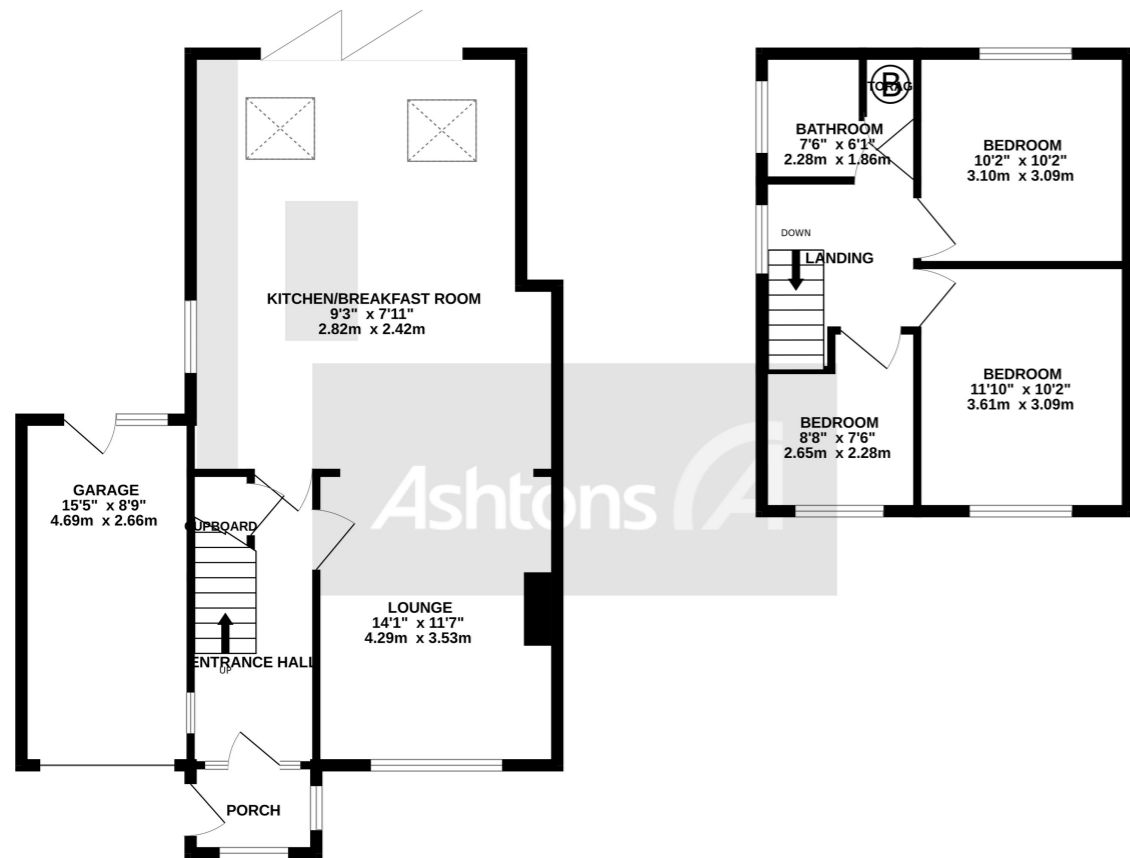


GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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.
 Made with Metropix 12/2023



Withycombe Road, Penketh. WA5. £280,000

Leasehold Property £10 Per Year 939 Years Remaining | Council Tax Band - C | Built in 1963 | Backing On To School Field | Rear Extension | Stunning & Elegant |



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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How much you can borrow?
Speak to a mortgage expert in your local office.

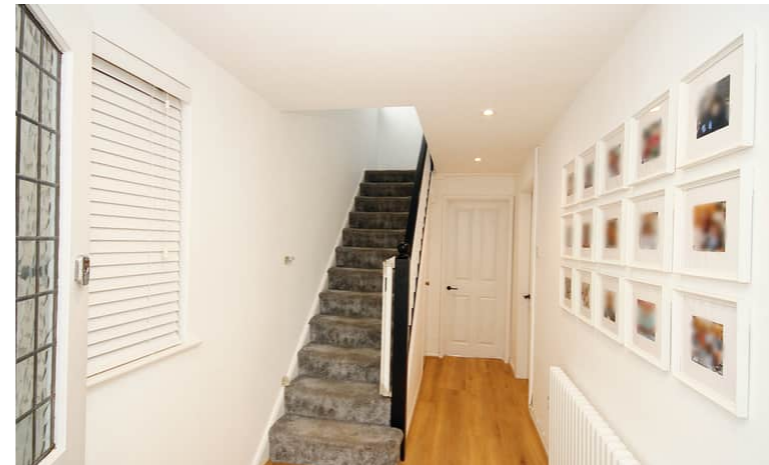
Ashtons Financial Services

Ashtons

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PrimeLocation.com Zoopla.co.uk





□ Introducing a Captivating Three-Bedroom Semi-Detached Home with a Perfect Backdrop in Penketh! □

Nestled in the heart of Penketh, this remarkable three-bedroom semi-detached residence boasts an unrivaled location backing onto the picturesque school playing fields, providing an idyllic and peaceful setting for families and individuals alike. With a splendid 3-meter rear extension, this home offers an expansive open-plan kitchen and living area, creating a seamless blend of contemporary living and timeless charm.

□ Prime Location:

Located in the desirable Penketh area, this home offers the perfect blend of suburban serenity and convenient access to amenities, schools, parks, and transport links.

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.

