



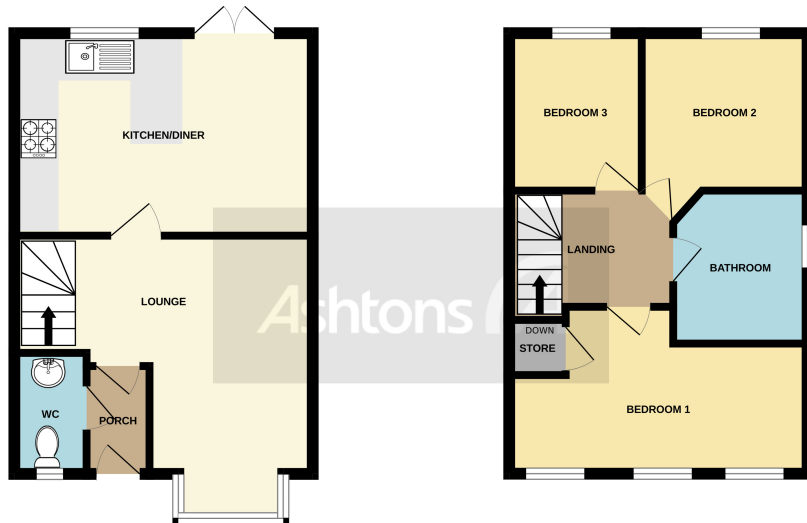
*21 Wade Avenue, Warrington, Cheshire. WA4 6FW.
Offers in Excess of £255,000*

IDEAL STARTER HOME | EXCELLENT LOCATION | SHORT WALK TO STOCKTON HEATH VILLAGE | THREE BEDROOMS | GOOD SIZE REAR GARDEN | DOUBLE GLAZED & GAS CENTRAL HEATED |



GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 sq.m.) approx.
 While 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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****MODERN SEMI-DETACHED - GREAT LOCATION FOR STOCKTON HEATH VILLAGE - THREE BEDROOMS - GENEROUS REAR GARDEN - OPEN PLAN DINING KITCHEN - OFF ROAD PARKING****

Situated on this popular development and close to Stockton Heath Village, this well-presented semi-detached home comes to the market for the first time since being built. The property offers a great opportunity to either purchase your first home or second home. Located as part of a small cul-de-sac



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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walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

- Stockton Heath 5 minutes walk

- Walton Gardens 2 miles

- Warrington Town Centre 2 miles

- Manchester Airport 15 miles via M56

- Manchester City Centre 26 miles via M56

(Distances quoted are approximate)