

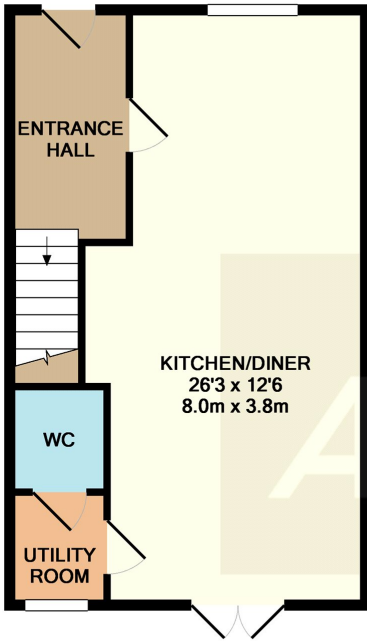


Monks Place, WARRINGTON. £185,000

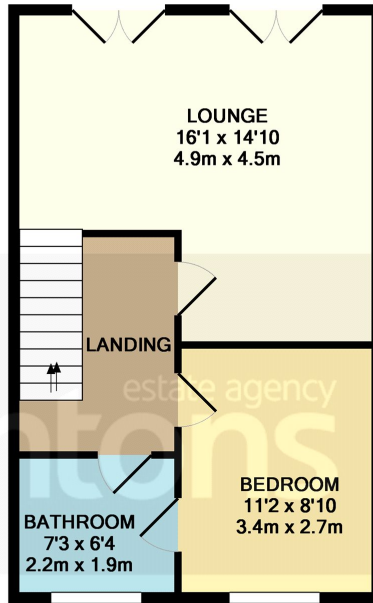
NO CHAIN / Four bedrooms / Semi detached / Three storey / Downstairs w.c / GCH & DG / Off road parking / Rear garden

www.ashtons.net

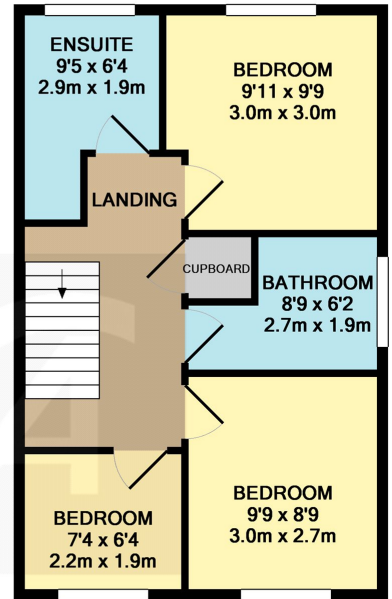
Ashtons 
We love where you live



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)



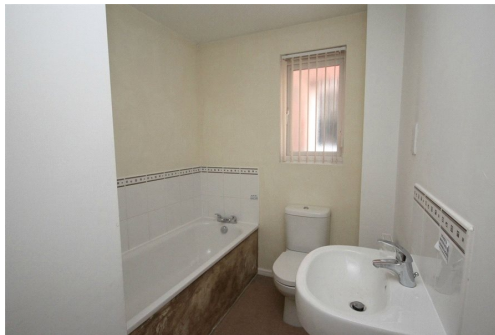
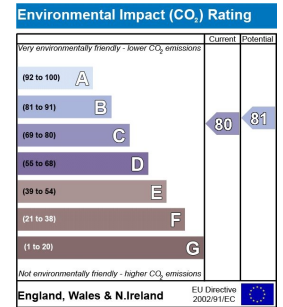
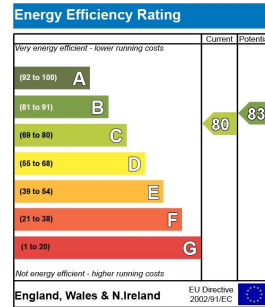
2ND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.5 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
Made with Metropix ©2016

NO CHAIN

A spacious three storey semi detached townhouse, located conveniently within walking distance of the Town Centre. With well proportioned rooms throughout and several bathrooms, it would make an ideal family home. In brief it comprises; entrance hall with stair access; open plan lounge/kitchen/diner with a range of wall/base units, oven/hob, integrated fridge/freezer, and French Doors leading out to the rear garden; utility room with space for a washing machine, and downstairs w.c. To the first floor there is a landing; a Jack and Jill shower room accessed via the landing and a double bedroom; and spacious living room with two Juliet balconies. The second floor houses landing with loft access; a bedroom which could also be utilised as an office/nursery; a good sized double bedroom; three piece family bathroom; boiler cupboard; and a well proportioned master bedroom with an en suite shower room. Externally, there is a good sized rear garden with lawn, patio and a decked area and to the front there is off road parking for several vehicles, and a lovely outlook of the park. The property also benefits from gas central heating and double glazing. We encourage early viewings to avoid missing out.



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
Ashton-In-Makerfield Office: 01942 364446
Lettings Head Office: 01925 873533

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.

Ashtons
We love where you live