



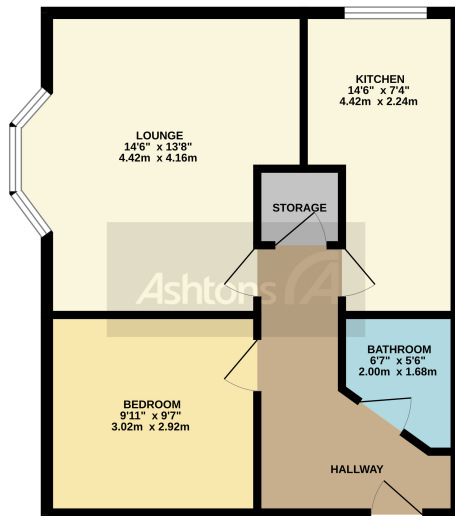
*62 Ashfield Gardens, Warrington, Cheshire. WA4  
1PQ.  
£90,000*

First Floor | Bay Fronted Living Room | Separate Kitchen | Parking | Freshly Painted Throughout |  
Great Investment | No Chain |





GROUND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, wall-to-wall areas and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, correct and applicable area has not been measured and no guarantee is given.  
Made with MyPlan 02033

Ashtons Estate Agency is delighted to offer for sale this fantastic one-bedroom first-floor apartment located within a much sought-after residential area of Latchford, internally the layout is arranged to allow for a range of facilities including; an inner hall, storage cupboards, a fitted kitchen with breakfast area, bathroom suite, spacious lounge with bay window and a spacious master bedroom. This popular development is accessed off Knutsford Road and has its own parking, and intercom entry system. Early viewing will be essential to secure this excellent apartment.

Service Charge: £93 a month



ly de on and Stockton Heath. Stockton ndscapes and canals. It is home to

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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