



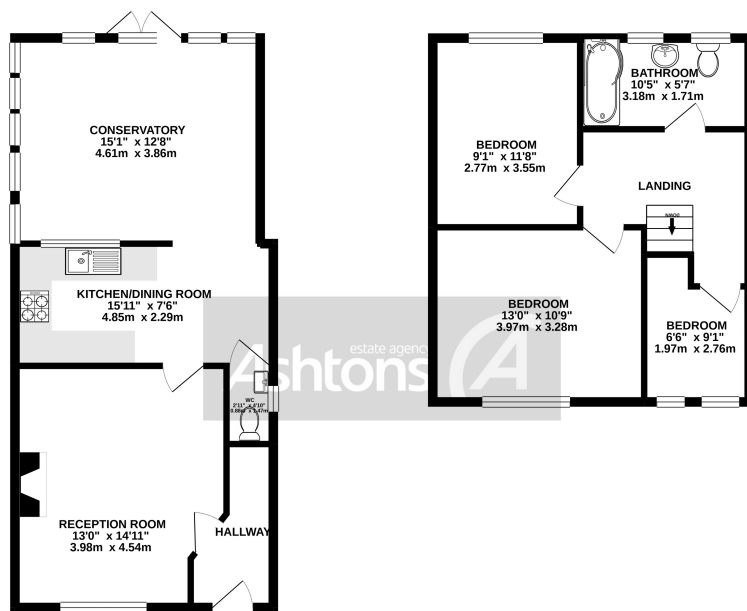
Poplars Avenue, Warrington, Cheshire. Offers in Excess of £140,000

VIDEO TOUR AVAILABLE | Three Bedrooms | End Terraced | Conservatory | Off road parking |
Rear Garden | GCH & DG |



GROUND FLOOR
548 sq. ft. (50.9 sq.m.) approx.

1ST FLOOR
437 sq. ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq. ft. (91.5 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 inspected nor guaranteed as to their condition or efficiency or cost of repair.
Made with Metropac ©2020

* VIDEO TOUR AVAILABLE * A fantastic end terraced property with THREE well-proportioned bedrooms and a stunning open plan kitchen/conservatory which creates a fantastic social living space. It is close to amenities and bus routes and just a short drive from Winwick Road and major motorway links. Over two storeys it comprises; entrance hall with stair access, a spacious lounge with feature fireplace, kitchen/diner with under stair toilet and a range of contemporary wall/base units, opened up to the fabulous conservatory with French Doors leading out to the garden. Upstairs houses landing with loft access, a fantastic modern bathroom with neutral tiles, and three very good sized bedrooms. Externally, the property sits on an impressive plot; there are gardens to the front and rear, the latter with gravel/patio areas and attractive beds, and there is off road parking to the front for several



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.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	72	67	71

Not energy efficient - Higher running costs
Not environmentally friendly - Higher CO₂ emissions
England, Wales & N.Ireland
EU Directive 2002/91/EC

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

Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

