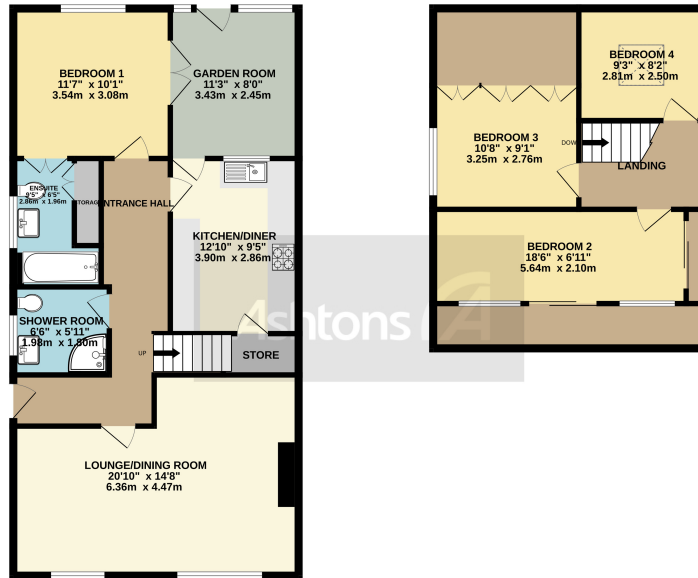




*61 Gainsborough Road, Warrington, Cheshire.  
WA4 6BP.  
£295,000*

Easy Wheelchair Access | Four Bedrooms | Ideal for first family home or last | South Facing Rear Garden | Great Location |





TOTAL FLOOR AREA: 1351 sq ft. (125.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors 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, appliances and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
 Made with Metropix (2022)

A large semi-detached four-bedroom bungalow situated close to Stockton Heath village. The property briefly comprises an entrance hall, lounge dining room, kitchen, garden room which overlooks the rear garden, ground floor shower room and a bedroom with an en suite completes the ground floor layout. On the first floor, there are three further bedrooms. Externally the property has gardens to the front and rear, the rear being south-facing, driveway to the front with access for off-road parking. The property has been made wheelchair accessible



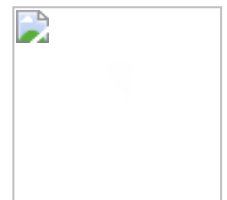
Contact your local office to arrange a viewing:

- 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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**Ashtons Financial Services**