

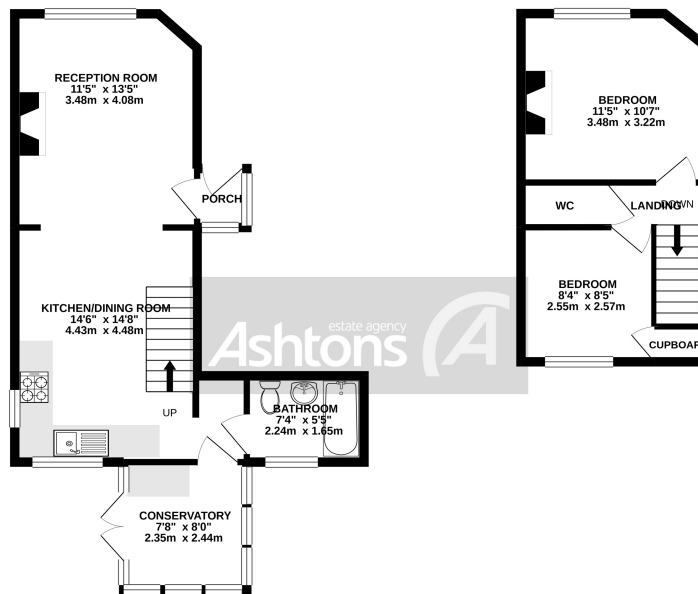


# *Marsh Street, Warrington, Cheshire.*

## *£120,000*

VIDEO TOUR AVAILABLE | Two Double Bedrooms | Modern and Updated Interior | Ground Floor Bathroom and First Floor w.c.. | New Kitchen and Bathroom | Conservatory | Scope to Extend and Develop | NO ONWARD CHAIN |





TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here are shown based on no guarantee as to their operability or whether or not to be given.  
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\* VIDEO TOUR AVAILABLE \* This stunning end of terraced home has undergone a series of upgrades and improvements to create a superb turn-key purchase. Occupying the end position there is scope to further extend the property (Subject to the usual consents). The owner has had plans drawn to create a substantial HMO/family home which are available upon request. A separate porch accesses the property which flows into the long, open plan kitchen, lounge and diner. The kitchen is modern and overlooks the rear yard. The ground floor bathroom is within the current extension whilst a conservatory adds additional living space. Upstairs the bedrooms are both good sizes and it benefits from a convenient w.c. Warmed by gas central heating and double glazed - see our floor plan for layout and measurements.



### 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  
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**Newton-Le-Willows:** 01925 907770  
**Commercial Office:** 01925 907709  
**Lettings Head Office:** 01925 873533  
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### 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.

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