

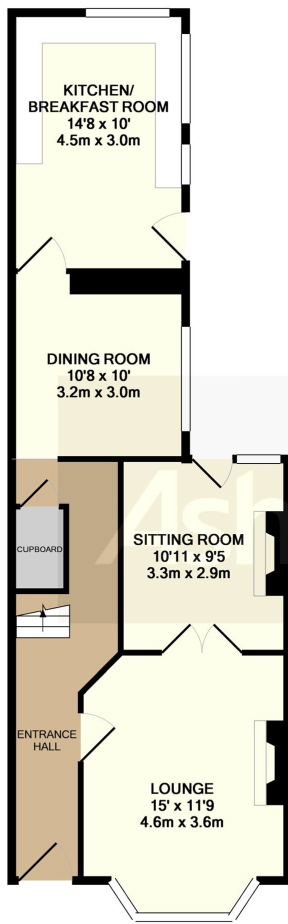


Beresford Street, WARRINGTON. £190,000

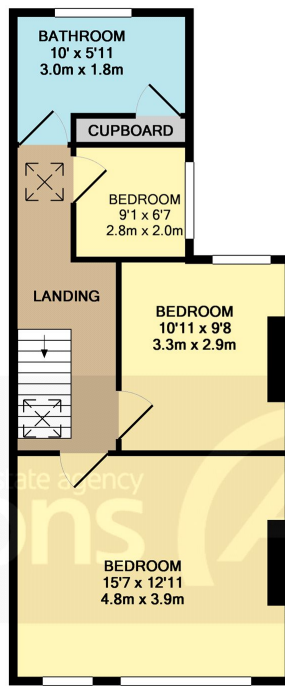
NO CHAIN / Three bedrooms / Semi detached / Bay fronted / Period property / Three reception rooms / Four piece bathroom / Rear garden

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GROUND FLOOR  
APPROX. FLOOR  
AREA 627 SQ.FT.  
(58.2 SQ.M.)



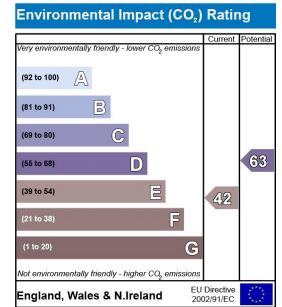
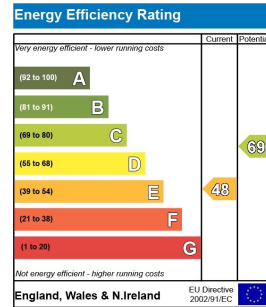
1ST FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1127 SQ.FT. (104.7 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  
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\*\*\*NO CHAIN\*\*\*

A superb three bedroom character semi detached located on a popular road in Warrington. This delightful property has bags of character and with well proportioned rooms throughout it would make the perfect family home. Beresford Street is within walking distance of amenities and the Town Centre. Over two storeys in brief it comprises; entrance hall with stair access and cupboard; a spacious lounge to the front with attractive bay window and beautiful fireplace; double doors into a sitting room with another fireplace and doors to the garden; a further sitting room and a fantastic modern kitchen with wall/base units, space for an oven and fridge/freezer, integrated washing machine and dishwasher, and door leading out to the garden. Upstairs houses landing; superb four piece bathroom; a third bedroom which could also be utilised as an office or nursery; and two generous double bedrooms. Externally, the property has a rear garden which wraps around to the side, which has been paved to a low maintenance finish. Parking is on street to the front. CALL NOW to avoid missing out!



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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.

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