



*10 Bernard Avenue, Appleton, Warrington,
Cheshire. WA4 3BD.
£1,600 pcm*

Fully Refurbished | WA4 | New Kitchen & Bathroom | Mature Garden | Driveway & Garage | EPC
Ordered | Council Tax Band - C | *NEW PICTURES OF FINISHED WORKS* |





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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be taken 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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Ashtons have available to let, a well presented, extended, semi-detached family house situated within a sought after area on Bernard Avenue, Appleton. Ideally located, it is no more than a few minutes away from Stockton Heath's first class amenities. Highly regarded schools are within close proximity and good transport links make it an exciting opportunity for the regular commuter.

Arranged over two floors it comprises; porch, entrance hall, spacious family room to the front and a second reception room with double doors opening into the picturesque gardens and covered seating area. The contemporary kitchen is newly fitted in high gloss white with a stylish splash back. Upstairs houses two double bedrooms with fitted wardrobes, a good size third bedroom and a brand new bathroom suite with shower over bath. The property has undergone a full renovation including new kitchen, bathroom, flooring and paintwork cosmetically, but also benefits from new gas and electrics.

Externally, there is a ample off road parking on the driveway, car port and garage. The property is garden fronted and has a mature evergreen garden



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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