

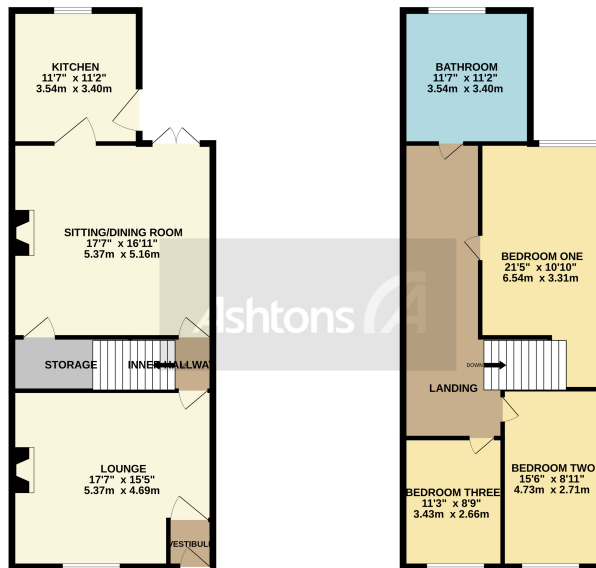


*16 Kent Street, Warrington, Cheshire. WA4 1BT.*  
*£145,000*

3 bedrooms | Two Reception Rooms | Good Size Rear Garden | Popular Location |







Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, services and regulations shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metaphor CC033

### 3 BEDROOM TERRACED - TWO RECEPTION ROOMS - MODERN STYLE KITCHEN - GOOD SIZE REAR GARDEN - POPULAR LOCATION

Situated on this popular road which is close to Victoria Park and is in easy reach of Warrington Town and Latchford Village. The property has been well maintained by the current owners and benefits from having two reception rooms and three bedrooms.

Internally there is an entrance vestibule, lounge with a feature fireplace, through into the rear sitting/dining room with access into the modern style kitchen which overlooks the garden. On the first



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.



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

Ashtons