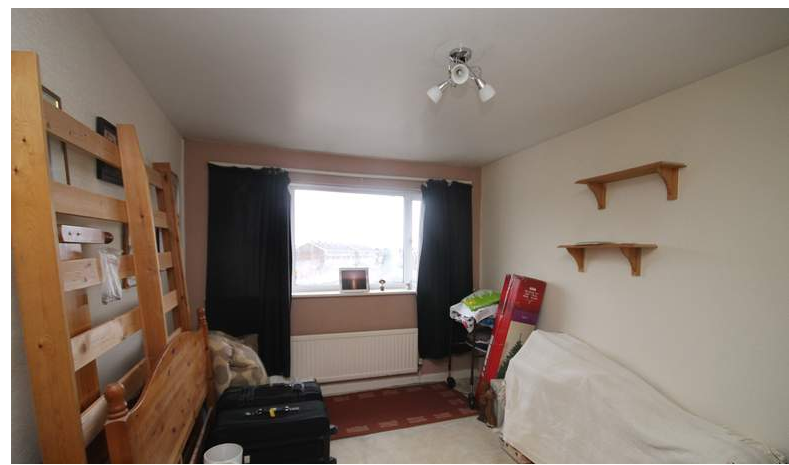
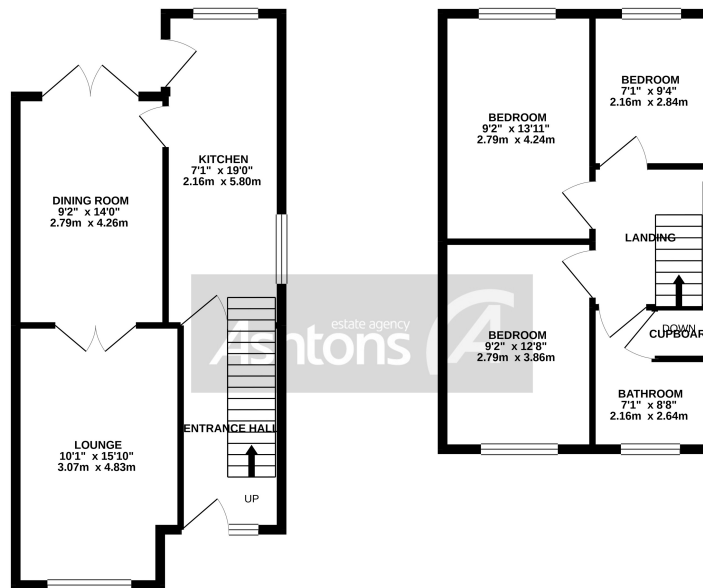




*Fordington Road, Great Sankey. WA5.
£175,000*

Three Bedroom Semi | Leasehold Property | Ideal 1st Purchase Or Buy To Let Investment | Call For Full Details |





TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 not intended and no guarantee is given for their operation or service or call for given. Made with Metrepro 6.020

Ashtons Estate Agency is truly delighted to be offering new to the sale market this three-bedroom semi-detached property which is peacefully tucked away within a quiet road in the popular residential area of Great Sankey. For those unfamiliar with its location, Forington Road is situated for easy access to a number of essential amenities including shops, schools, and transport links, the local train station is also just a few minutes away which makes commuting extremely hassle-free. Over two stories its accommodation has undergone some alterations and comprises; entrance hall with stair access and storage cupboard, a very spacious front lounge which has a large window to the front elevation (formally the garage of the property) and is open plan leading on in through to separate dining area, double doors out on to the rear and a good size well-equipped kitchen. Upstairs viewers are to be presented with three well-proportioned bedrooms (see floor plans for the generous dimensions), landing access to the loft, and a three-piece bathroom suite. Outside the rear garden is completed with the majority of lawn areas and enjoys much of the day's sunshine, side access is available which leads to driveway parking for multiple vehicles. Call for further details.



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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