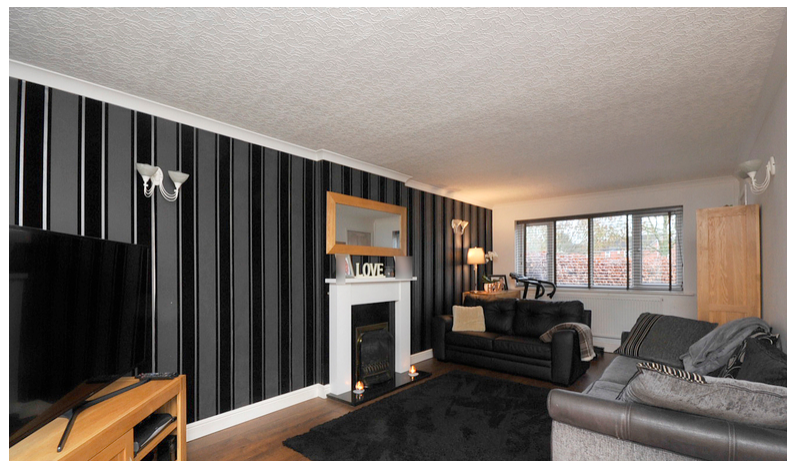




# *Gairloch Close, Fearnhead, Warrington.*

## *£275,000*

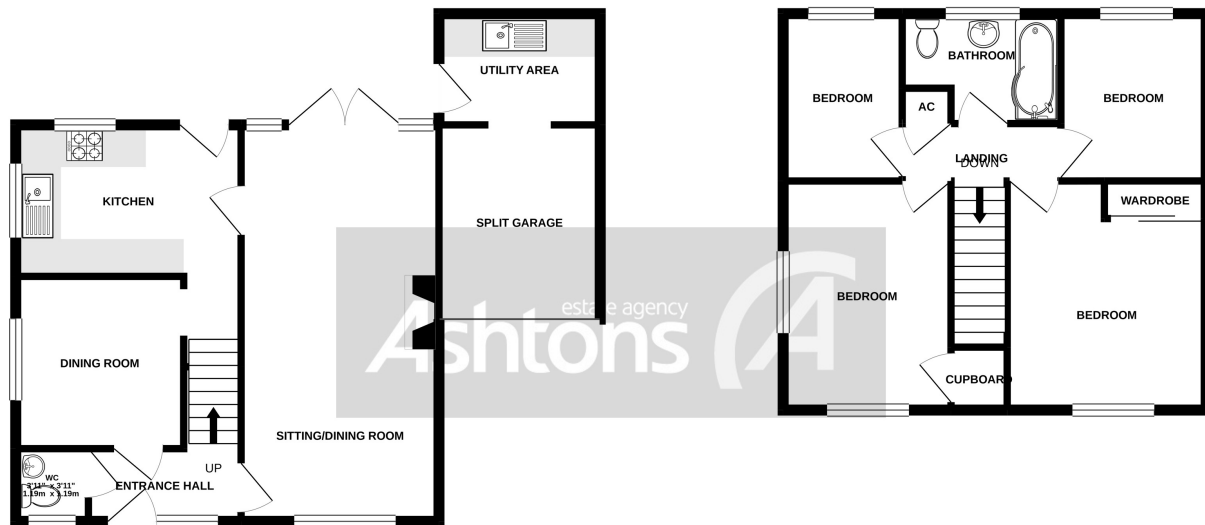
Attractive Detached Property | Private Corner Plot | Lovely Front Aspect | Four Bedrooms | uPVC  
Double Glazing | Gas Central Heating | Driveway & Garage | See Floor Plan | Online Viewing  
Available |





GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

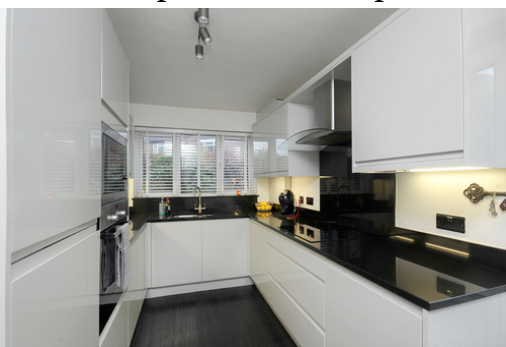
1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.

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 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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It is with great pleasure that we bring to the sale market this truly immaculate detached property offering a range of excellent facilities alongside a beautifully proportioned layout, to the front it enjoys a private aspect overlooking greenery and it also occupies a generous corner plot. The present owners have occupied the property for many years, and over this time various modernising and alterations have taken place and it must be viewed to fully appreciate. Its position provides easy access to a wide range of amenities such as shops, schools and transport links which makes it ideal as a family home or for regular commuters with major motorway networks within close proximity. Over two storeys it comprises; entrance hall with stair access, modern ground floor W.C., a bright and spacious lounge which spans the full depth of the property having French doors out on to the garden, a generous modern



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.



Energy Efficiency Rating		Current	Potential
102 to 105	A		
81 to 91	B		68
69 to 80	C		
55 to 68	D	53	
39 to 54	E		
21 to 38	F		
1 to 20	G		

Not energy efficient - higher running costs  
England, Wales & N.Ireland  
EU Directive 2002/91/EC

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