

New



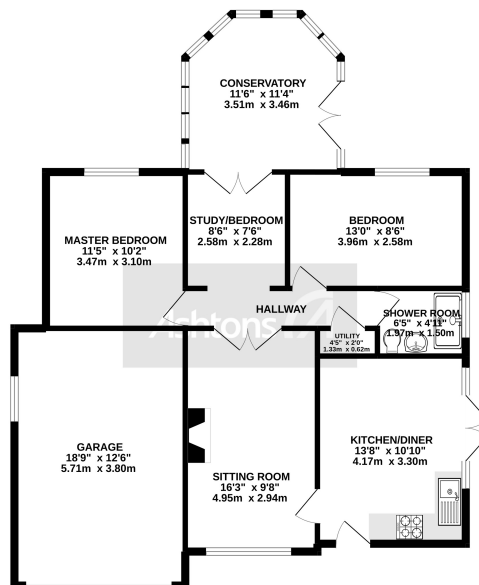
6 Clarke Avenue, Culcheth, Warrington, Cheshire.
WA3 4JG.
£425,000



Detached true bungalow | Two bedrooms (both doubles) | Modern shower room | Cul de sac location |
Garage and driveway | Additional land purchased some years ago | Matki Shower | John Lewis
Kitchen |



GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual positions, rooms and any other items are approximate and no responsibility is taken for any error or omission on this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is to their condition or efficiency can be given.
Made with Metropix (2022)

This detached true bungalow is located on a quiet cul de sac of 5 properties in total, the property is positioned on a spacious plot with gardens to the front, side and rear.

Upon entrance there is lounge with gas fire and surround and large window to the front aspect, kitchen/dining area with integrated dishwasher and larder fridge, there are two double bedrooms both with fitted wardrobes and a walk in shower room there is an office study which opens out into the conservatory overlooking the beautiful gardens to both the side and rear the perfect bird-watching spot.

The property is warmed with gas central heating and is double glazed, it is a freehold title and council tax band is D £1969.12 per annum.



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

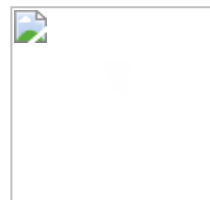
Viewing Arrangements

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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