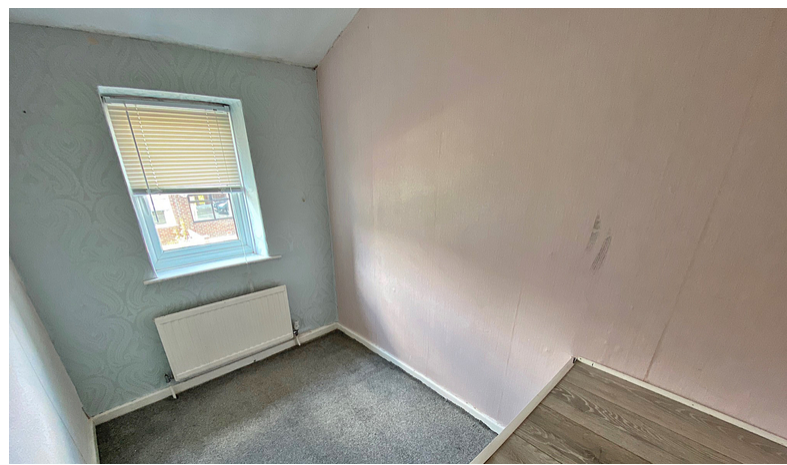
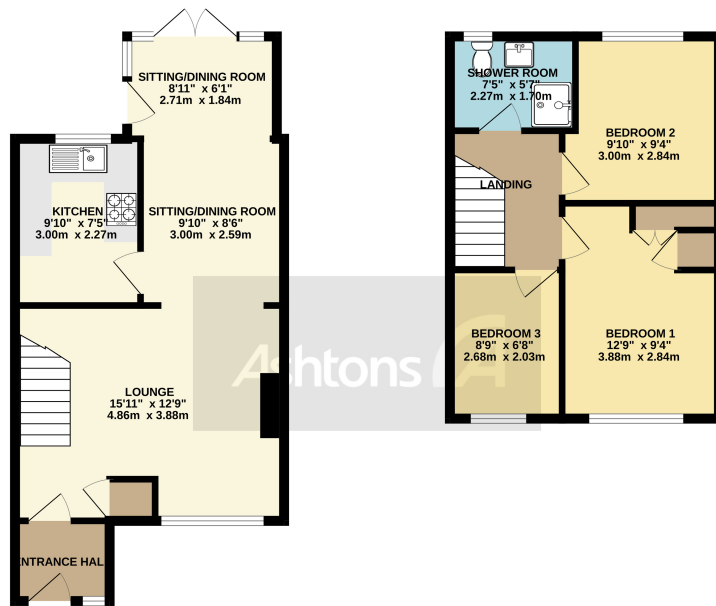




*Denver Road, Warrington, Cheshire. WA4 1NE.
Guide Price £150,000*

NO ONWARDS CHAIN | THREE BEDROOMS | GARDENS TO FRONT AND REAR |
EXTENDED GROUND FLOOR ACCOMMODATION |





TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 prices, deposits and appliances shown here are not guaranteed and no guarantee as to their quantity or inclusion is given.
 Made with Metropix ©2021

Situated in this popular location and close to Latchford Village and within easy access to Stockton Heath Village is this extended three-bedroom property. As you enter the property there is an entrance hall that leads through into the generous lounge with an open staircase and archway to the sitting/dining room, kitchen is fitted with a matching range of units. There is access to the rear with French doors off the sitting/dining room. On the first floor, there are three generous bedrooms and a shower room. Externally there are gardens to the front and rear.

GROUND FLOOR ACCOMMODATION



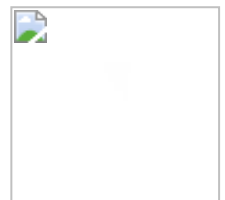
Contact your local office to arrange a viewing:

- 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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How much you can borrow?
 Speak to a mortgage expert in your local office.
Ashtons Financial Services

LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport