



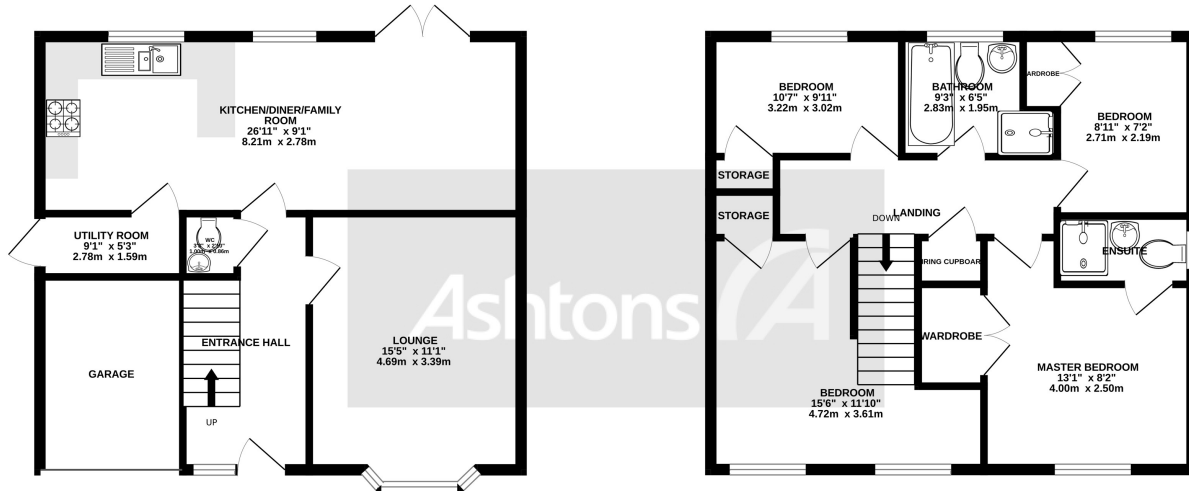
*8 Begonia Gardens, St Helens, Merseyside. WA9
4FT.
Offers Over £340,000*

Freehold | Exclusive Family home | Impressive Kitchen Diner | En - Suite | Downstairs WC | Large Garden | Garage & Driveway | New bold Estate | South facing garden | No Chain |



GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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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Ashtons are pleased to offer this Impressive four bedroom detached family home located on a very popular residential estate close to some exceptional schools. Offering spacious well appointed living accommodation the property comprises; entrance hallway with stairs access and downstairs WC, spacious living room to the front, separate utility room and a amazing modern open plan kitchen diner with patio doors leading out onto the south facing garden to the rear.

Up to the first floor you will find four good sized bedrooms, the master with ensuite and family bathroom. To the front of the property there is a driveway with a internal garage to the front. This beautiful home is a credit to the current owners it is presented immaculately throughout and is decorated to a very high standard. Please call 01744 754120 to view.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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