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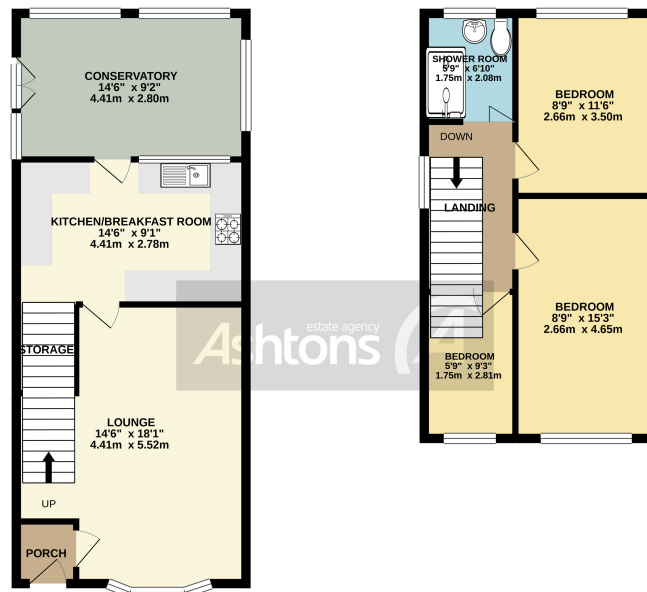
## Hereford Close, Ashton-in-Makerfield.

£675 pcm

Semi Detached | Three Bedrooms | Spacious Lounge | Fitted Kitchen / Diner | Large Conservatory |  
Quiet Cul-De-Sac Location | Driveway Parking |







TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 area is a guideline and does not constitute a contract and does not guarantee as to the quantity or dimensions of the given.

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Three bedroom semi detached property available to let in a popular location, conveniently positioned within walking distance to Ashton Heath and close enough to the area's many shops, amenities and acclaimed schools - plus with the M6 motorway and links to Manchester / Liverpool less than 1/4 mile away. Beautifully presented throughout, in brief the home comprises; entrance porch hallway, spacious lounge which leads through into a fully fitted modern kitchen/diner with integrated hob and breakfast bar, patio doors to the rear lead to a large conservatory and garden. Upstairs there are three bedrooms plus there is a modern principal shower room. Externally there are gardens to the front and rear, the rear being laid to lawn and is private and not overlooked. To the front there is a driveway for off road parking.



### 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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