



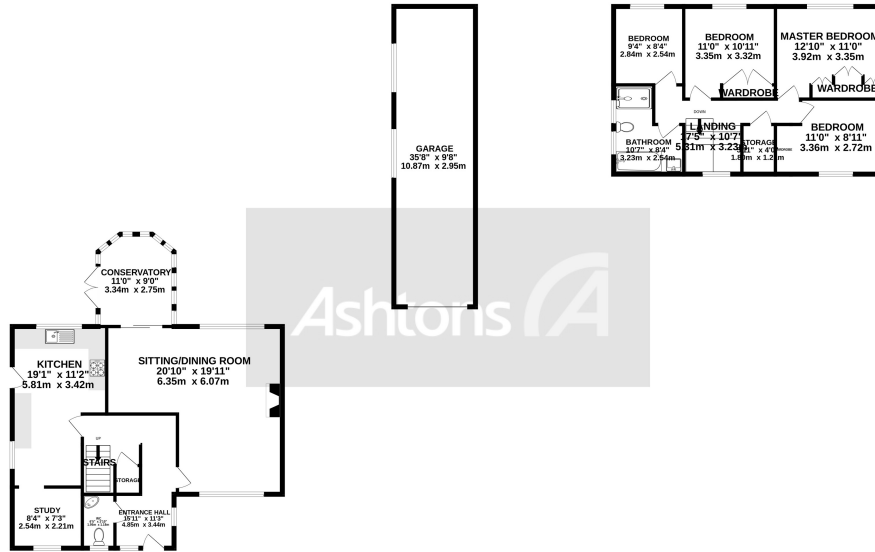
*14 Pasture Drive, Croft, Warrington, Cheshire.  
WA3 7LH.*

*Offers in Excess of £400,000*

Four bedroom detached family home | Located on a substantial plot to the rear | In need of modernisation | Sought after location in Croft | Offered with no chain | Freehold title |







TOTAL FLOOR AREA: 1852 sq. ft. (170.2 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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As you step inside, you'll be greeted by a sense of character and potential. The property boasts a spacious layout with generous room proportions, presenting endless opportunities to craft a contemporary living space that suits your preferences. While some modernisation is required, this gives you the unique chance to unleash your creativity and add your personal touch to every corner of the house.

The ground floor welcomes you with a warm and inviting ambiance, featuring a light-filled living room perfect for relaxing with family and friends this opens out into the conservatory which overlooks the substantial garden to the rear. The adjacent kitchen area offers ample space for culinary adventures and opens up the possibility of creating an open-plan design, ideal for modern living and entertaining. There is a separate area off the kitchen which would make an ideal space for a utility, study, breakfast room or play room.

Ascending the stairs, you'll discover four well-proportioned bedrooms each with its own distinct charm, alongside this there is a storage room where the boiler is located. Whether you envisage a stylish master retreat, a cozy guest room, or a functional home office, these versatile spaces offer endless possibilities to accommodate your needs.

Outside, the substantial plot to the rear provides the opportunity for expanding the living space or creating a delightful garden oasis. Imagine basking in the tranquility of the surroundings, enjoying al fresco dining, or engaging in outdoor activities on warm summer days. There is a double detached brick built garage perfect for storage in



### 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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