



TOTAL FLOOR AREA : 2075 sq.ft. (192.8 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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Common Lane, Warrington, Cheshire. WA4 2RS.
£500,000

BUILT CIRCA 1875 | FOUR BEDROOMS PLUS APARTMENT | OPEN PLAN SITTING / DINING ROOM | BI-FOLDING DOORS | MANY CHARACTER FEATURES THROUGHOUT | SELF CONTAINED APARTMENT | NO ONWARDS CHAIN |



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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Corban House is a little known residence that was built approximately in 1875. The property benefits from many period features including a tiled floor entrance, high ceilings, fireplaces, paneled walls. Then there is a twist of contemporary with Bi-folding doors, atrium glass room, and open plan living. Internally there is an entrance hallway with tiled floors, a turning staircase, and coving, two front living rooms with feature fireplaces, ground floor bathroom with a laundry room. To the rear is an open plan sitting/dining room with BI-folding doors, glazed roof, and kitchen which is fitted with a matching range of wall base and drawer units, breakfast bar, and range cooker. On the first floor, there are four bedrooms, a shower room, and a generous landing area. The property also benefits from a self-contained one-bedroom apartment which is located above the garage. Externally there are private gardens, a garage, and parking.

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