

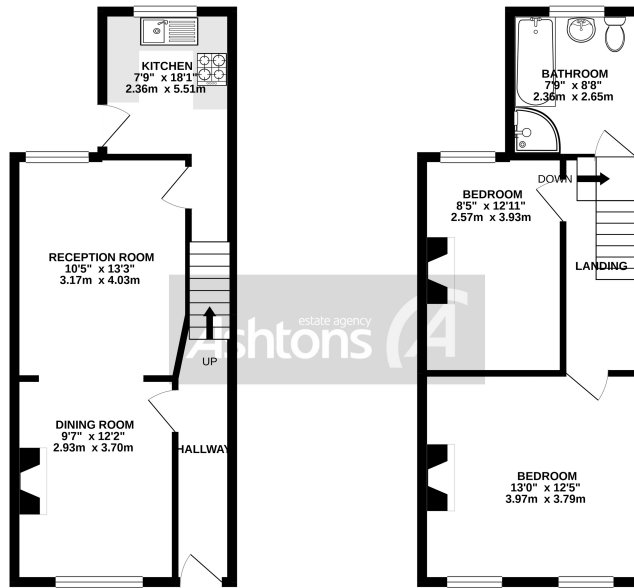


Forshaw Street, Warrington.

£105,000

TWO BEDROOM END TERRACED | TWO GENEROUS SIZED RECEPTION ROOMS | PRIVATE REAR COURTYARD GARDEN | CLOSE TO LOCAL AMENITIES. | GREAT RENTAL OPPORTUNITY OR FIRST TIME HOME | FOUR PIECE BATHROOM SUITE |





TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and the 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 exact construction and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call for plans.
Made with Metrax CAD

VIDEO TOUR AVAILABLE. This two bedroom end terraced property offers a great opportunity for either a rental property which a potential income of £550 per calendar month, or a first time home. The property is generous in accommodation with two reception rooms, a modern fitted kitchen and a private rear courtyard garden. Internally there is an entrance hallway, dining room to the front, lounge, and kitchen with a matching range of eye level wall, base and drawer units, freestanding cooker, and gas central heating boiler. Access to the rear courtyard provides excellent space for relaxing. On the first floor, there are two bedrooms, a modern four piece bathroom suite with corner shower cubicle, bath, pedestal wash hand basin, and WC. Loft access with storage space.



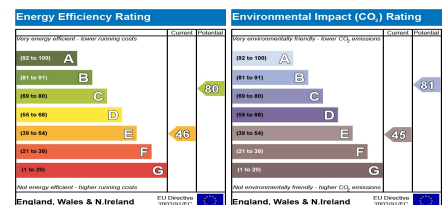
Contact your local office to arrange a viewing:

- 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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