



## *Vale Avenue, Warrington, Cheshire. Offers in Region of £170,000*

Three Bedroom semi Detached | Large Corner Plot | Extension Possibilities Subject To Planning |  
Downstairs W.C & Utility | Quiet Residential Location | Convenient Access to Warrington Town  
Centre | Ample Off Road Parking & Garage | No Onward Chain |



GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.9 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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Fantastic example of a three bedroom semi detached property, situated in a quiet residential area with convenient access to Warrington Town Centre and nearby schools, amenities and motorway links of M6/M62. The property offers the eventual buyer to put their own stamp on it by potentially extending to either side or rear elevations (subject to the usual consents). The internal layout briefly comprises; entrance hall, lounge, dining kitchen with a range of wall and base units, downstairs W.C and handy utility room. To the first floor can be found three sizeable bedrooms and family bathroom housing the recently installed boiler. Externally the property stands in an impressive plot with gardens to three sides. A tarmac driveway provides off road parking and gives access to the single detached garage.



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  
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Ashton-In-Makerfield: 01942 364446  
Newton-Le-Willows: 01925 907770  
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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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