

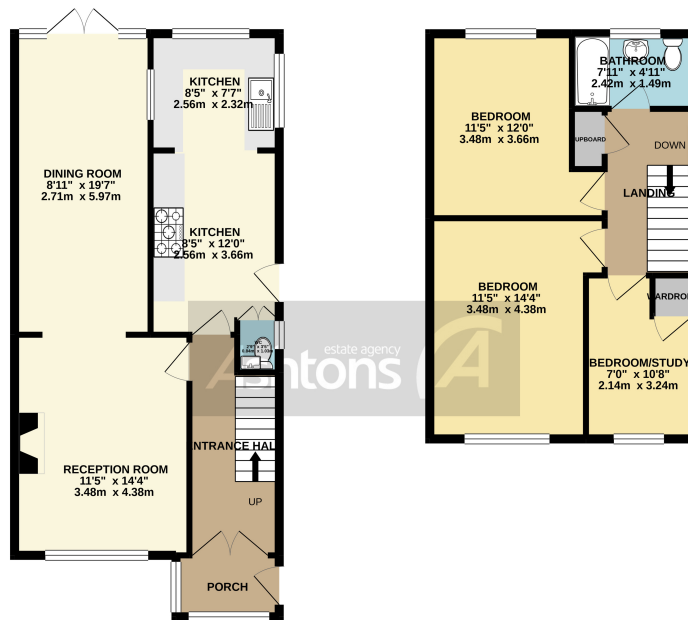


*Tarvin Close, Sutton Manor. WA9 4DL.
£200,000*



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1,061 sq.ft. (98.6 sq.m.) approx.
While 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 services, systems and appliances shown have not been tested and no guarantee as to their condition or effectiveness can be given.
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Ashtons are pleased to bring to market Tarvin Close this three bed extended semi-detached set within Sutton Manor and offering a great family friendly space and completely modernised throughout. Comprising hallway, living room has been very tastefully decorated, extended dining room offers a great space for having guest over, extended modern fitted kitchen comes with a range of wall and base units and integral appliances, W.C. First floor landing with two double bedrooms, good size third which is currently being used as an office and has a bespoke fitted desk, master bedroom with fitted wardrobes, three piece bathroom which comes with power shower and 16 jet jacuzzi spa. Externally have low maintenance front garden, with further gardens to side and rear with external lighting, detached garage comes with electricity which is ideal for new range of hybrid/electric cars, summer hut also with electricity, plenty of road parking. Further benefits include combination boiler, gas central heating system, UPVC double glazed windows and CCTV. Popular location, great for commuters, highly rated schools, amenities within walking distance. To secure your viewing please call our office now. 01744 754120.



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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