



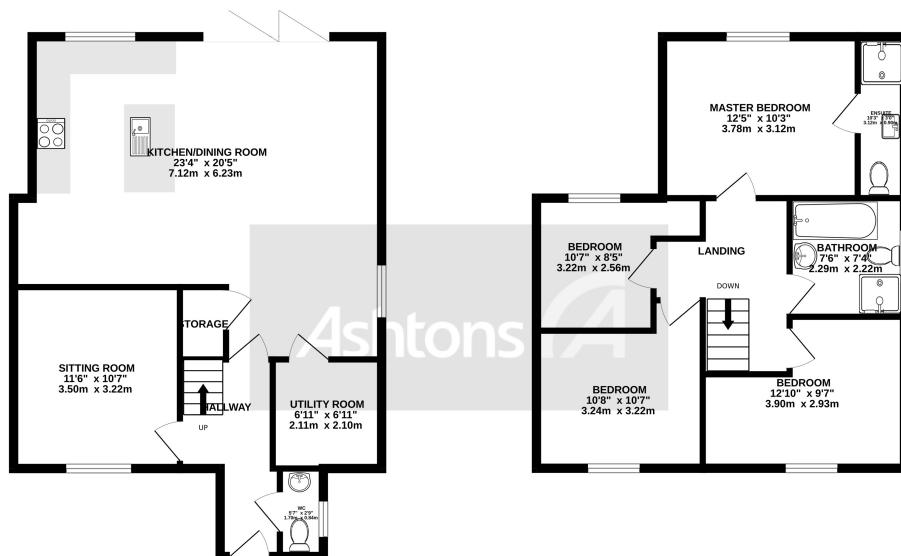
*27 York Avenue, Culcheth, Warrington, Cheshire.  
WA3 5RL.  
Offers Over £350,000*

Fully refurbished throughout | Offered with no chain | Freehold Title | Four bedrooms & two reception rooms | Open plan to the rear with bi-fold doors | En suite to the master bedroom |



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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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Offered with no chain is this turn key property which has been fully refurbished throughout to a high standard, on entrance there is a downstairs wc, lounge and to the rear a stunning open plan kitchen/family room with integrated appliances and bi fold doors to the rear a perfect space for entertaining guests, a separate utility room completes the ground floor layout.

To the first floor there are four bedrooms and the master has an en suite shower room the floor is completed with the family bathroom.

This property would be perfect for anyone who needs to move quickly being offered with no chain and freehold title, the property is within a great location in Culcheth village close by to shops and amenities and within walking distance to Newchurch Primary school.

Externally there are gardens to the front and rear and driveway offering off road parking.



### 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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