



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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Atlanta Gardens, Great Sankey. WA5.

£235,000

RARE Freehold Title | Park Land Views | NO CHAIN | Four Bedroom Town House | NEW BOILER
 2021 | Ideal 1st Purchase Or Buy To Let Investment |



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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With pleasure, we are offering for sale this ideal family mid-town house which is tucked away within a secluded part of the popular Chapelford development and enjoys a beautiful, private cul-de-sac position and park views. The accommodation offers families an adaptable layout, it is tastefully decorated with neutral color schemes and provides great living space for any family. In brief, it comprises; entrance hall with stair access, convenient ground floor W.C., utility room, rear bed/sitting with double doors which open out onto the rear garden. On the first floor, there is a generous modern fitted kitchen with a separate dining area and main lounge which has double doors opening out onto a Juliet balcony with uninterrupted views of the park and greenery. On the second floor, there is a good-sized landing, double bedroom with fitted wardrobes, second single bedroom, family bathroom with white three piece suite, and master bedroom complete with en-suite shower room and built-in wardrobes. Outside, the property has a low maintenance garden which is mainly laid to lawn with space for Alfresco Dining. This property also comes as a FREEHOLD and offers buyers secure off-road parking via a driveway to the front. This property must be viewed to be truly appreciated, please call 01925 454300 to arrange a viewing.

Did you know?
 Ashtons Estate Agency now have a network of Independent, whole of Market Mortgage Advisors working in our offices.
 Speak to an expert today, contact your local office.

 **Ashtons** Financial Services

