

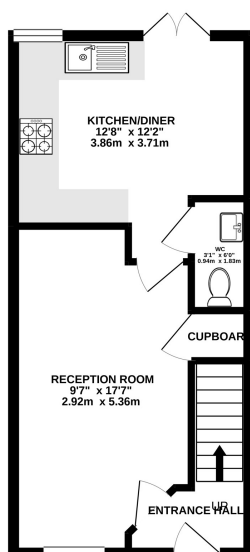


*14 Prestwick Close, St Helens, Merseyside. WA9
5RG.
£180,000*

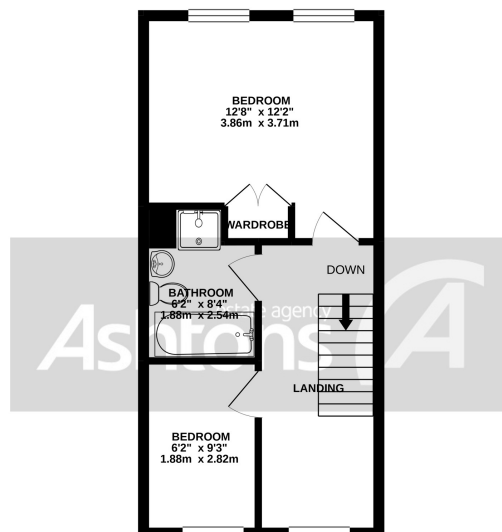
Three Storey Spacious Town House | Modern Decor | Artificial Grass Rear Yard | Waterside Village
(Popular Development) | Ideal Location For Commuters | Parking |



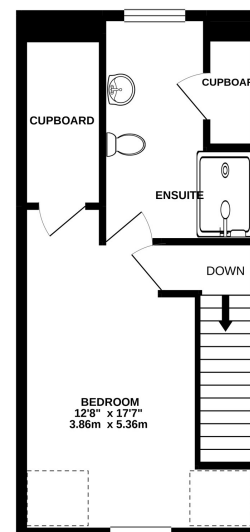
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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This popular development has proven to be in high demand with first time buyers, families and many buyers in need of access roads that link to the M62 and M57 which is further a field. Within walking distance you'll also discover a nearby train station and some highly rated schools all within 10/15 minutes walk. Amenities include two shops providing everyday essentials, a local pub plus Sherdley Park golf club and driving range then Sherdly Park itself which is a great spot for families and dog walkers.



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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Energy Efficiency Rating	Current	Estimated	Environmental Impact (CO ₂) Rating	Current	Estimated
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		92	(92 to 100) A		92
(81 to 91) B			(81 to 91) B		81
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Wales & N.Ireland			England, Wales & N.Ireland		

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