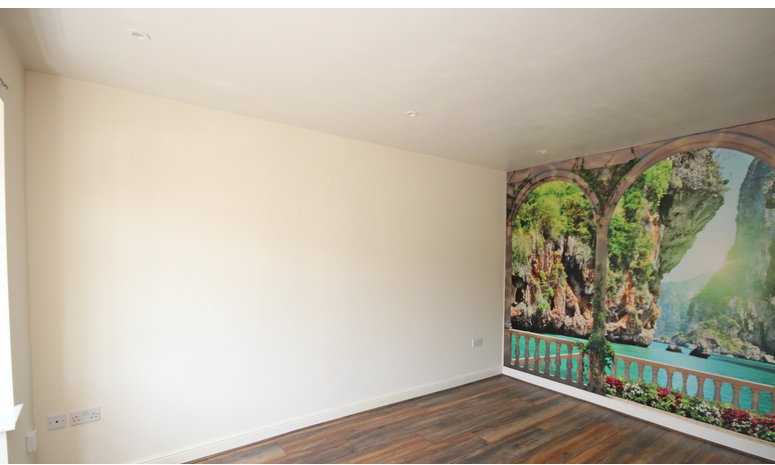
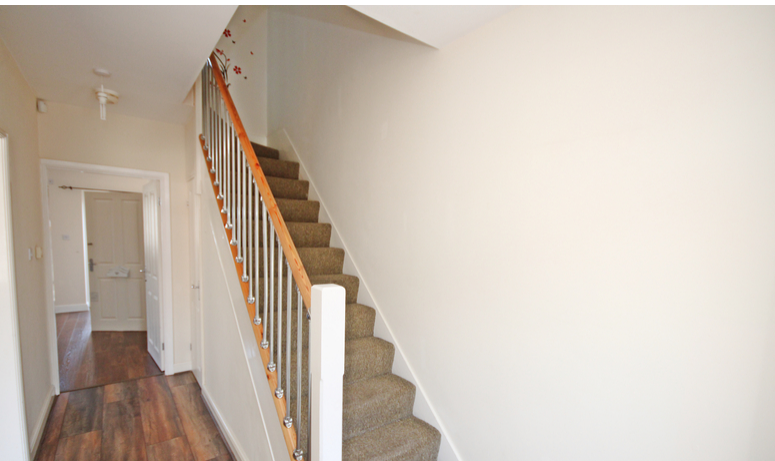
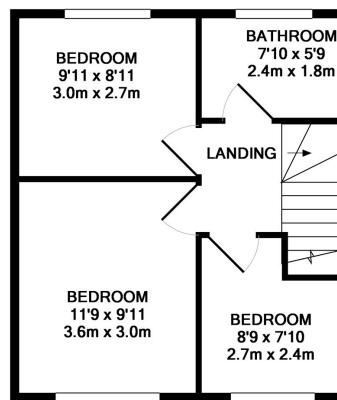
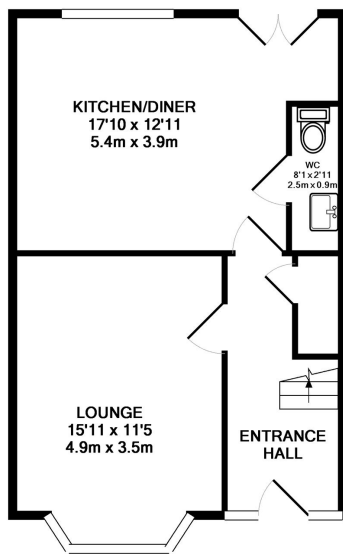




*47 Rock Road, Latchford, WARRINGTON, Cheshire  
. WA4 1QG.  
Offers in Excess of £185,000*

Professionally Finished | Fitted Kitchen & Appliances | Ground Floor Cloaks | Bay Fronted Property |  
In keeping with Surroundings | Centrally Heated & DG | Modern Three Bedroom Home | Sought After  
& Desirable Area | Kitchen and Dining Room | Off Road Parking | No Chain Delay |





1ST FLOOR  
APPROX. FLOOR  
AREA 34.3 SQ.M.  
(369 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 45.9 SQ.M.  
(494 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.2 SQ.M. (863 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2008

Ashtons Estate Agency are excited to offer for sale this modern-end terraced home in a popular residential area in Latchford. The accommodation boasts a wide range of facilities and a finish in keeping with the surrounding properties and not often found in this style of property. The home offers peace of mind and reassurance that high-quality materials have been professionally utilised throughout and will boast significantly reduced running costs given the modern methods of construction used. Internally there is a use of modern fixtures and fittings, over two floors arranged with; an entrance hall, stair access, storage cupboard, bay-fronted lounge, ground floor cloaks, and a fabulous fitted kitchen with an abundance of fitted appliances (call for further details). The first floor provides three well-proportioned bedrooms, a landing and a quality fitted bathroom suite. Externally the plot provides



**Contact your local office to arrange a viewing:**

- Padgate:** 01925 479334
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- 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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