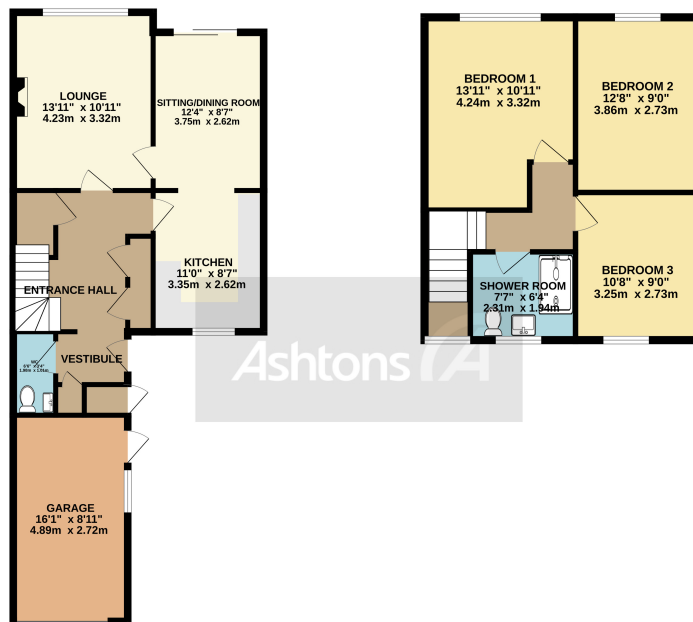




*12 St Monicas Close, Appleton, Warrington,
Cheshire. WA4 3AW.
Offers in Excess of £255,000*

Cul - De - Sac Position | Three Double Bedrooms | Fantastic Pontential | Sought After Schools | Off Road Parking & Garage | No Onwards Chain | Modern Shower Room and Ground Floor Wc |



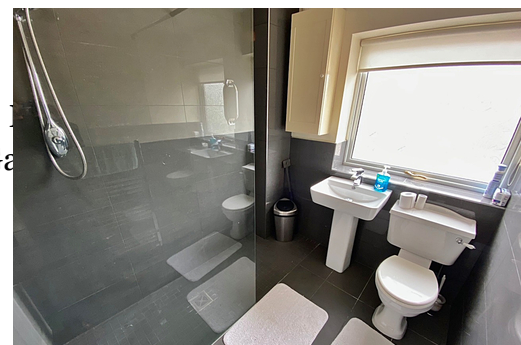
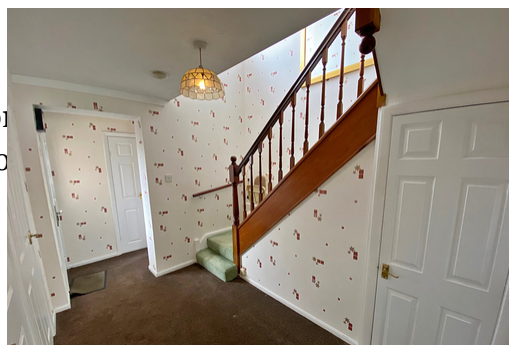


Ashtons EA

TOTAL FLOOR AREA - 1138 sq ft (105.6 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, appliances and appliances shown have not been tested and no guarantee is given in respect of their operation or condition. Made with Metropac (2022)

POPULAR SCHOOLS ON YOUR DOORSTEP - OFF-ROAD PARKING AND GARAGE - NO ONWARD CHAIN

Situated on this little unknown development in the heart of Appleton is this three-bedroom mews property which provides excellent space for either your first home or family property. Internally the property some cosmetic updating, but benefits from lots of storage space, two reception rooms, kitchen. There are three double bedrooms and a modern shower room and a ground-floor WC. Furthermore, there is off-road parking, a garage, and an enclosed rear lawned garden.



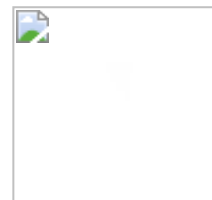
Contact your local office to arrange a viewing:

- 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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