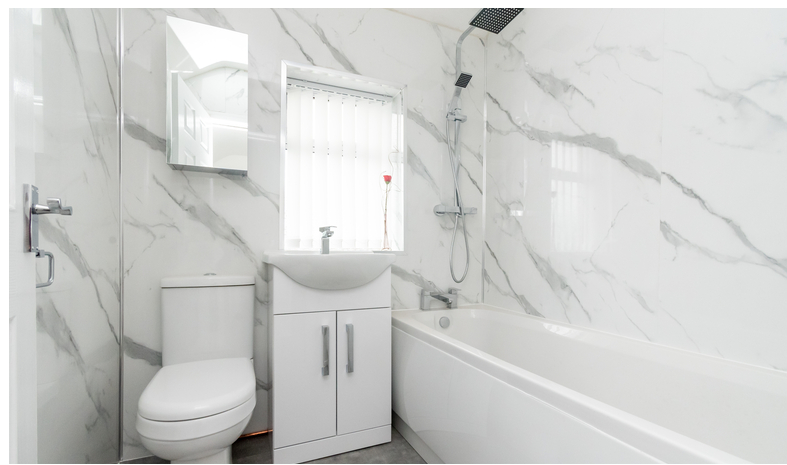


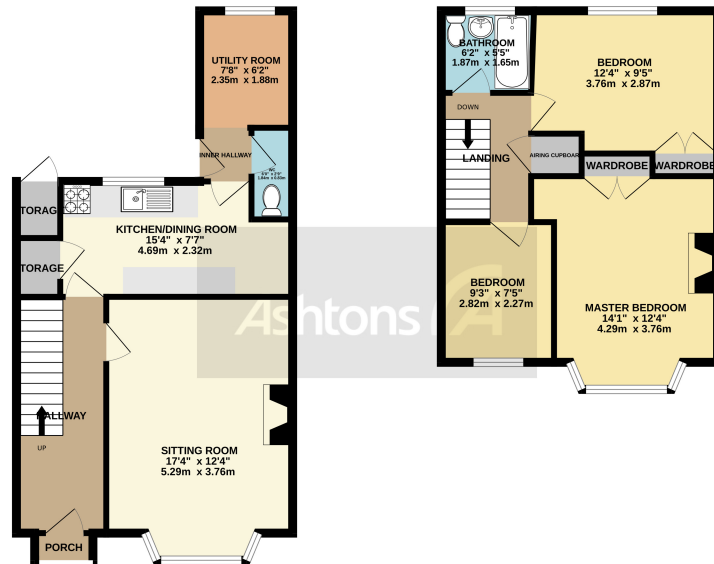


# *Boyle Avenue, Warrington. WA2 0EZ.*

## *£195,000*

Three bedroom family home | Move into condition | Newly fitted kitchen and bathroom | Undergone a full refurbishment to a high standard | Spacious rooms throughout | Gated off road driveway parking | Popular residential location | Freehold and no onward chain | Council Tax Band: B Annual Price: £1,532 |





TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 various agencies and appliances shown have not been tested and no guarantee as to their condition or reliability can be given.  
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This stunning three-bedroom family home is in move-in condition and has recently undergone a full refurbishment to a high standard. The property features a newly fitted kitchen and bathroom, which have been finished to a modern and stylish standard.

With spacious rooms throughout, this property is perfect for families or those who value their living space. The bedrooms are generously proportioned and provide ample room for storage and relaxation. The living room is bright and airy, offering plenty of natural light and a comfortable space for relaxation and entertainment.

Outside, the property boasts a gated off-road driveway, providing secure parking for multiple vehicles. This is a great feature for families or those who need to park multiple cars. The property is located in a popular residential area, offering a peaceful and tranquil environment.

This property is being sold with freehold ownership and no onward chain, making it an ideal choice for those looking to move in quickly and without any complications. Overall, this family home is a fantastic opportunity to purchase a high-quality property that is ready to move into and enjoy.



**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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