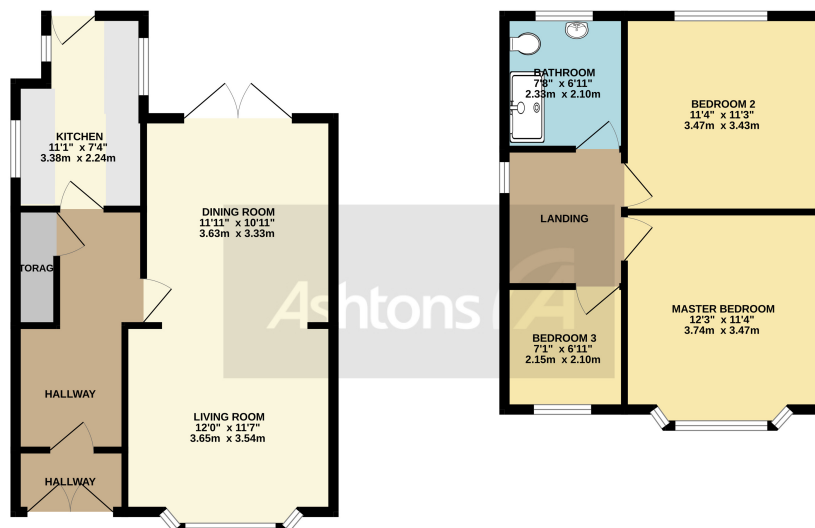




Waterworks Lane, Winwick. WA2 8LL.
£280,000

3 Bed Semi Detached | 2 Reception Rooms | Newly Fitted Kitchen | Detached Garage with Long Driveway | Council Tax Band - C | Freehold & No Chain |





TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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Positioned at the lower end of the highly coveted Waterworks Lane, this handsome traditional semi-detached house sits on a generous mature plot set well-back from the road with ample off-road parking and private gardens.

The home is situated within the catchment to the area's outstanding schools and amenities and is only a short drive to major transport links including the M6 motorway. Internally, everything here is modern, light and in superb condition, with the property in brief comprising; a porch & inner hallway, beautiful front bay fronted lounge with feature fireplace, a rear sitting dining room with French Doors that open outside, plus a modern fitted kitchen. Upstairs there are three bedrooms plus a modern shower room.

Externally the property boasts a larger plot than is common on Waterworks Lane. There is a long driveway to the front, plus to the rear the garden comes with an Indian Stone patio, leading down to a lawned section and detached Garage. Having been in the family for almost 60 years, the family have made some additional changes ready for its next owners, the home is warmed by gas central heating and the boiler was replaced 2020, new fitted kitchen, re-painted throughout, newly laid carpet and a new raised patio area to the rear garden. Viewings are essential.



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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