



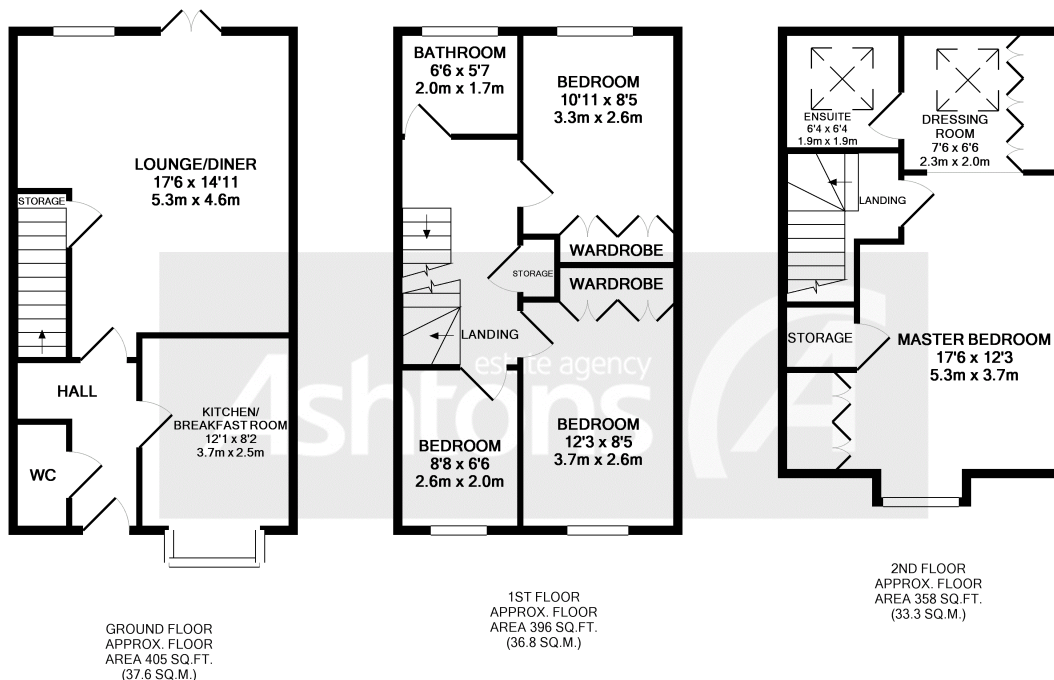
## *Moran Drive, Great Sankey. WA5.*

### *£225,000*

Four Bedroom Semi | Rear Parking & Garage | Master With Dressing Room & En-suite | Close to All Amenities | Modern Property | Ideal 1st Purchase Or Buy To Let Investment | Rare Freehold For The Area |







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  
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**\*\*Rare Freehold For The Area\*\*** Ashtons Great Sankey are pleased to bring to the market this four bedroom semi detached with the rare addition of its own parking and separate rear garage. This particular property would be perfectly suited to first time buyers who require a hassle-free purchase. Its position on this popular development enjoys the much sought after private rear garden and we encourage applicants to secure an early appointment. Moran Drive sits within Chapelford Village, a large development within the popular residential area of Great Sankey. Chapelford Village boasts its own schooling facilities, family friendly public house, outstanding parkland, and supermarket. Over two floors the accommodation has been completed with neutral colour schemes, it comprises; entrance hall, ground floor W.C., a bright and spacious lounge which has open access to the garden, a modern fitted kitchen which comes equipped with appliances and ample cupboard space and a dining area. The upper floor boasts three well-proportioned bedrooms (see floor plan), landing and a fitted three-piece bathroom suite. Housed on the second floor is a delightful master bedroom complete with dressing area and en-suite. Outside the rear garden has been completed with gravel and raised planting beds and offers great scope for further landscaping, there is a secure fenced perimeter with side access to rear car park housing a allocated parking bay and detached garage. Contact us for more details on 01925 454300.



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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