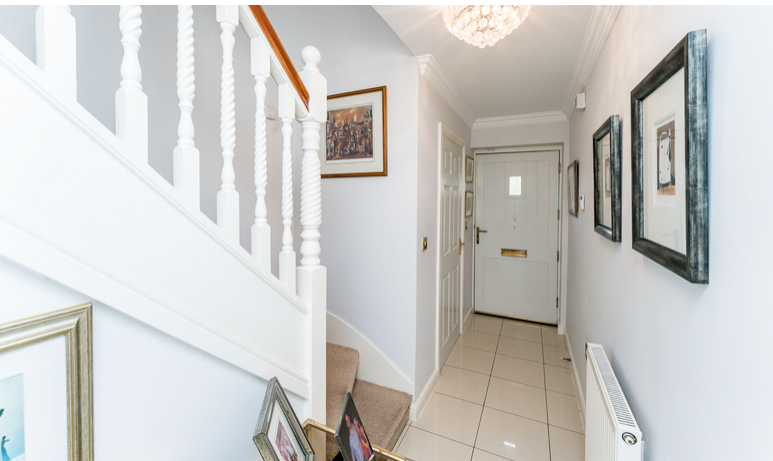


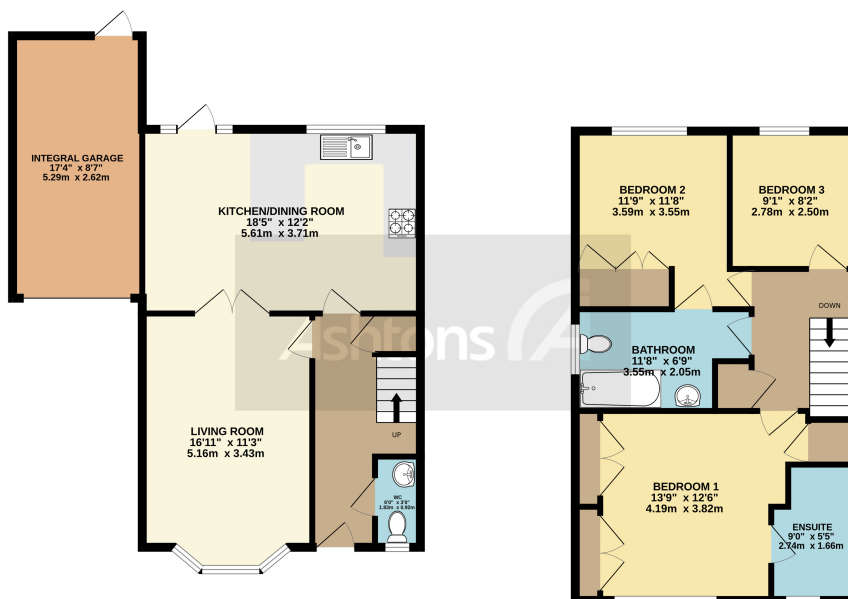


*Austen Drive, Winwick. WA2 8XE.*  
*£385,000*

3 Bed Semi-Detached | Master Bedroom With En Suite & Built In Wardrobes | Driveway Parking & Garage | Prominent Position On Winwick Park | Council Tax Band - E |







TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.  
While 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62023

Situated within the highly desirable and much sought-after Development of Winwick Park - Tucked away on this popular residential area where properties as impressive as this seldom come to the market.

The property briefly comprises; welcoming entrance hall, ground floor W.C, living room, with a modern/contemporary kitchen fitted with a range of sleek high gloss units with Quartz worktops and a range of integrated appliances, opening to the dining room. To the first floor can be found three sizable bedrooms and a three piece family bathroom. The master bedroom offers an abundance of fitted wardrobes and benefits from en-suite facilities, 2nd bedroom also comes with fitted wardrobes and is connect to the main bathroom.

Externally there is off road parking leading to the garage and enclosed rear garden with a lawn and flagged section and enjoying a sunny aspect.



**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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