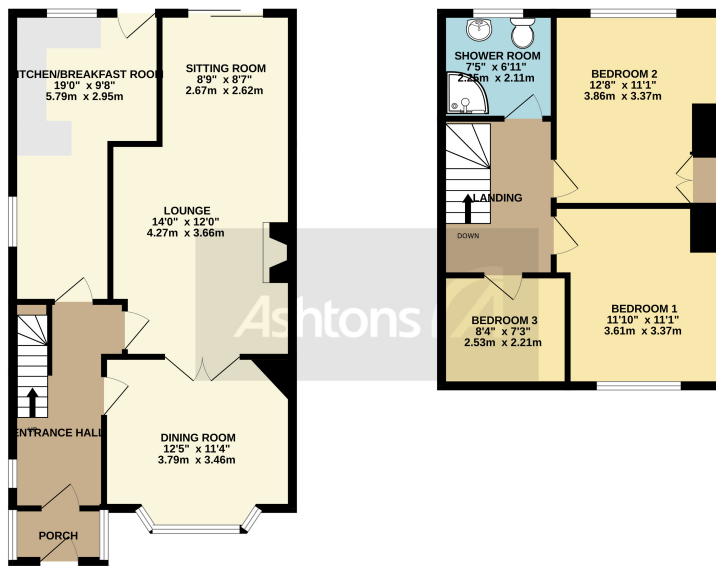




*7 Flers Avenue, Warrington, Cheshire. WA4 6QN.*  
*£295,000*

Extended Accommodation | Breakfast Kitchen | Generous Rear Garden and Patio | Off Road Parking  
and Garage | Three Bedrooms |





TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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, fixtures and appliances shown have not been tested and no guarantee is given as to their quantity or reliability or condition.  
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This bay-fronted extended semi-detached home is situated on this small cul-de-sac and within walking distance of Stockton Heath Village and Warrington. The current owners and benefits have well maintained the property from three bedrooms, breakfast kitchen, dining room, lounge/sitting room, south-facing rear garden with detached garage and off-road parking.

### Accommodation Details,

Entrance porch, entrance hallway, front dining room, rear lounge with sitting area, breakfast kitchen, on the first floor there are three bedrooms and a shower room. Externally there is a gated driveway,



### 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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