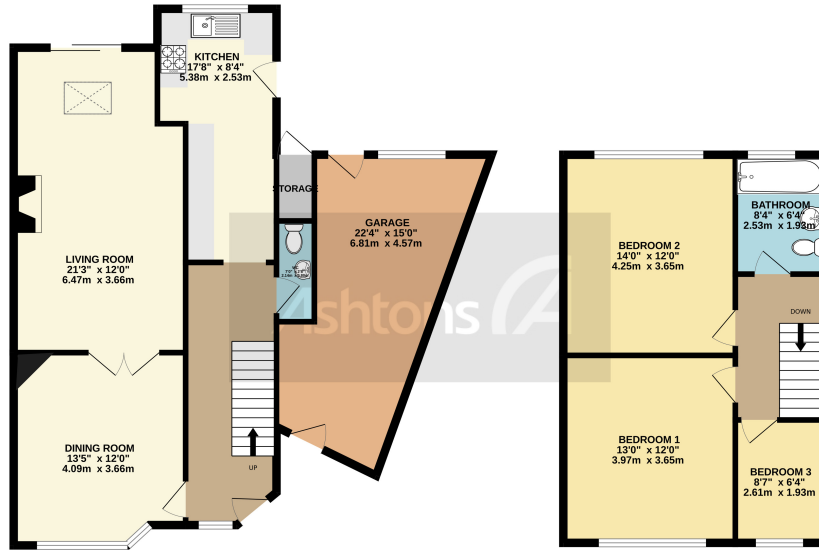




*40 Sandy Lane, Stockton Heath, Warrington,
Cheshire. WA4 2AY.
Offers in Excess of £425,000*

MUTURE GARDENS | BAY FRONTED SEMI-DETACHED | THREE BEDROOMS | WALKING
DISTANCE TO STOCKTON HEATH | OFF ROAD PARKING AND GARAGE | WALK IN
CONDITION | NO ONWARDS CHAIN |





TOTAL FLOOR AREA - 1362 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

ATTRACTIVE BAY FRONTED SEMI-DETACHED - THREE BEDROOMS - EXTENDED ACCOMMODATION - BRIDGEWATER CANAL TO REAR - OFF ROAD PARKING AND GARAGE - NO ONWARDS CHAIN

This exceptional bay-fronted semi-detached property is ideally located, within walking distance to all the amenities that Stockton Heath offers. Internally the property provides excellent accommodation for a family and with a stunning mature rear garden, larger than most.

To the front is a generous driveway and garden which can provide parking for a number of vehicles, an



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.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



How much you can borrow?
Speak to a mortgage expert in your local office.

Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

Ashtons

DISTANCES

- Stockton Heath 1 minute walk
- Walton Gardens 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 22 miles via M62
- Chester City Centre 22 miles via M56
- Manchester City Centre 29 miles via M56