

Sold
Subject to Contract



Warwick Avenue, Newton-le-Willows. WA12 8PS.
£265,000

3 Bed Extended Semi Detached Dormer Bungalow | Open Plan Kitchen / Dining / Family Room | Good
Size Rear Garden With Driveway | No Chain & Freehold |



GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other parts are approximate and no responsibility is taken for any error, omission or misstatement. The 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 6/2020

Positioned on Warwick Avenue on the very desired White's Estate, a lovely, quiet setting that conveniently lies close to Newton-Le-Willows High Street with various shops, amenities and highly regarded schools, the property itself boasts a lovely private aspect. This is a great buy as dormer bungalows rarely come to the market especially on the White's Estate. Comprising hallway, master bedroom with fitted wardrobes, three-piece bathroom with separate shower, utility room, pantry, open plan and extended kitchen dining family room with bi-fold doors, leading to rear garden. First floor landing with eaves storage and two double bedrooms. Externally brick paved driveway leading to detached garage, good size rear garden, decking area for entertaining. Further benefits include combination boiler, gas central heating and UPVC double glazed windows. NO CHAIN call now to arrange a viewing.



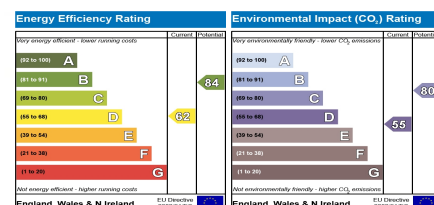
Contact your local office to arrange a viewing:

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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