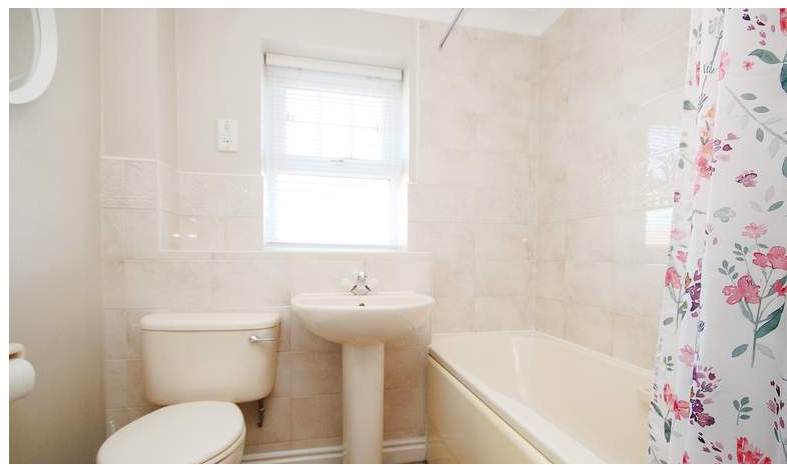
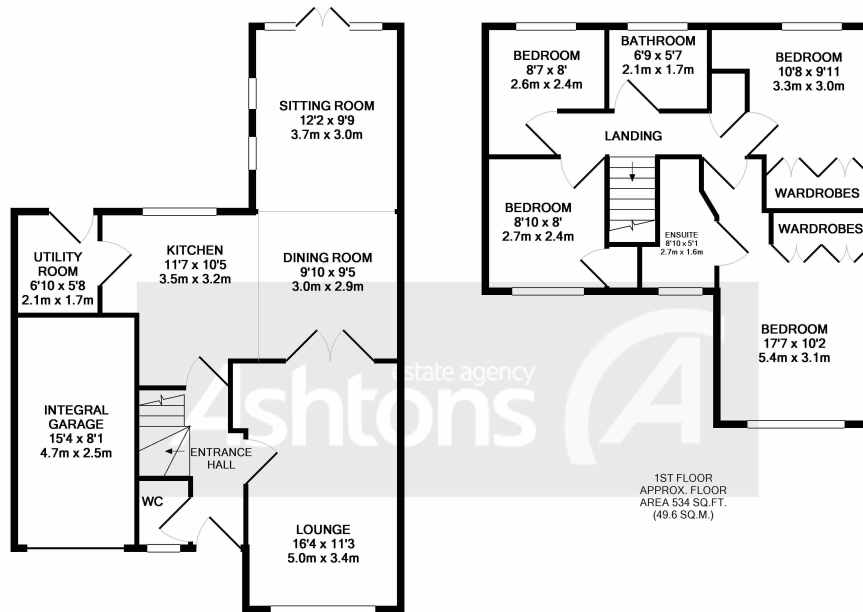




*Foreland Close, Great Sankey. WA5.
Offers in Excess of £350,000*

Four Bedrooms | Modernised Throughout | Extended | Ground Floor W.C. & Utility | Private Rear Gardens | Driveway Parking | Peaceful Cul-de-Sac |



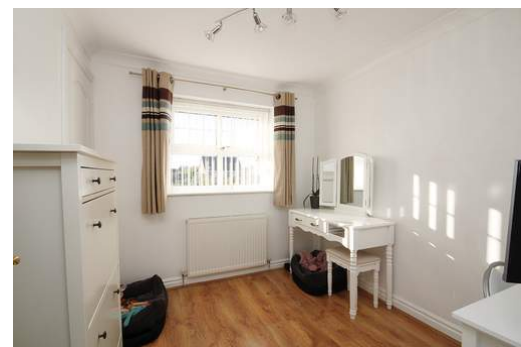


GROUND FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)
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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Boasting a lovely position within this sought-after cul-de-sac, early viewing is highly recommended to secure. The property has undergone various updating and modernization throughout both storeys, unlike many others the present owners have tweaked its layout to suit their requirements and have added some sought-after features not found in most others within the local area. Its location is perfectly suited for a growing family with its direct access to motorway networks and sitting within the catchment area for many popular schools, there is also a range of essential amenities within close proximity such as the Gemini Retail Park. Over two floors the accommodation comprises; entrance hall with stair access, ground floor W.C., a very spacious lounge with double doors into a separate dining room, an immaculate fitted kitchen with a range of integrated appliances, a handy utility room and rear sitting room housed in the rear extension. Upstairs the master bedroom is of a very generous size with integrated wardrobes and its own en-suite, the second also accommodates a double bed, family bathroom off the landing, and two further bedrooms. Outside the gardens are very private and secure offering lawn, paved and decorative borders. Driveway parking is available to the front for multiple vehicles.



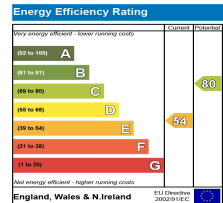
Contact your local office to arrange a viewing:

- 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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Speak to a mortgage expert in your local office.
Ashtons Financial Services

