

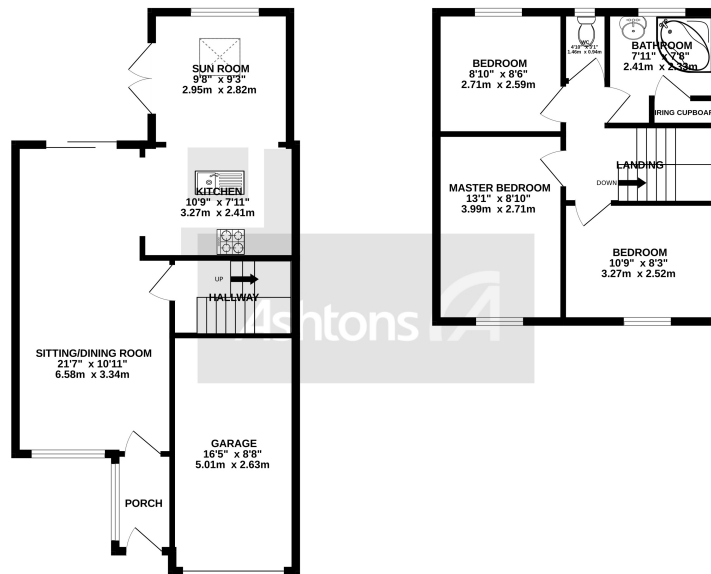
*New*



## *Armstrong Close, Birchwood. WA3 6DJ. Offers Over £250,000*

Immaculately presented and decorated throughout | Located on a corner plot | Not overlooked to the rear | Three double bedrooms to the first floor | Garage and driveway parking |





TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, window, 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 various systems and appliances shown have not been tested and no guarantee is to their condition or reliability can be given.  
Made with Metropix (2021)

As you enter the property, you are greeted by a welcoming porch leading to a spacious living room, perfect for relaxing and spending time with family and friends. The living room is flooded with natural light, creating a warm and inviting atmosphere.

The living room opens out into the dining room and kitchen complete with modern appliances and ample storage space with freestanding island perfect for entertaining guests or enjoying family meals. This opens out into the sitting area overlooking the rear garden with patio doors to the side leading outdoors.



**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**