

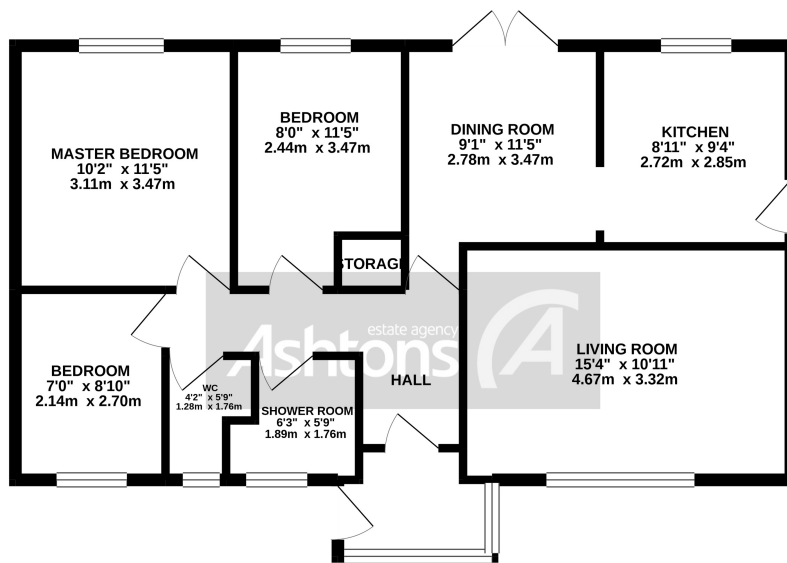


Waterways, Great Sankey. WA5. Offers in Excess of £280,000

Three Bedroom Detached Bungalow | Large Corner Plot in Quiet Cul-De-Sac Position | Some Modernisation Needed | No Chain & Freehold | Set Next To Parkland | Garage & Driveway |



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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.
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A unique opportunity has arisen to purchase this desirable RARE three-bedroom detached true bungalow set adjacent to parkland. With some modernization required, this is an excellent opportunity to create your forever home in this idyllic setting land ideal for those seeking seclusion, yet with access to nearby local amenities. The accommodation comprises in brief; an entrance porch, inner hallway, a large lounge dining room leading to a fitted kitchen, three bedrooms, W.C., and shower room. The gardens are large ideal for those with green fingers to enjoy, whilst offering possible scope for extension subject to the appropriate approvals. Please contact your local Ashtons Office for more information.



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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Energy Efficiency Rating		Current	Potential
102 to 105	A		
81 to 91	B		
69 to 80	C		
55 to 68	D		
49 to 54	E		
35 to 48	F		
13 to 34	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		61	63

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