

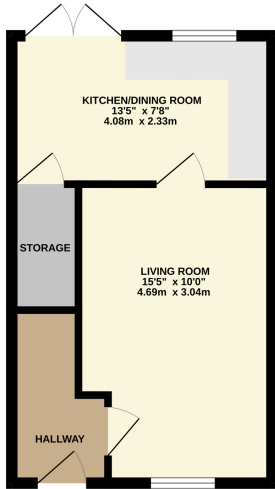


Catherine Way, Newton-le-Willows. WA12 8RG.
£175,000

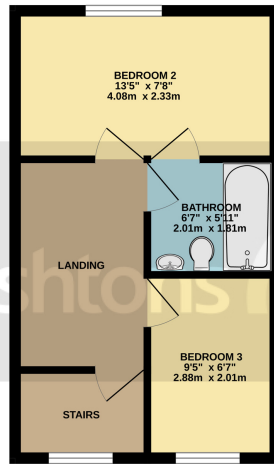
3 Bed 3 Storey Semi Detached | Modern Fitted Kitchen | Ensuite & Family Bathroom | Low Maintenance Rear Garden | Council Tax Band - C |



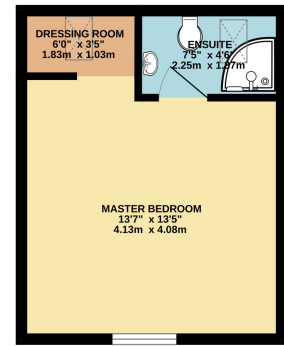
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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Built in 2008 by Hannon Homes, this is a beautifully presented three bedroom mid terrace three storey home which is found off Bradlegh Road and walking distance to the Sankey trail. Catherine Way is close to all local amenities, primary and secondary schools, and motorway/rail links.

The property briefly makes up of vestibule entrance, spacious living room, modern fitted kitchen dining room with range of integrated appliances, wall and base units and French patio doors leading to rear garden, ground floor cloakroom W/C. The spacious first floor landing comprises of second double bedroom, decent sized third bedroom and a three piece bathroom suite. Top floor master bedroom, dressing area and ensuite.

Externally comes with a decent size rear low maintenance garden, with driveway to front. Further benefits include combination boiler, gas central heating, UPVC double glazed windows through out.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
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- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

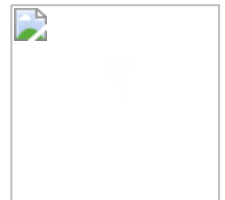
Viewing Arrangements

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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