



## *Clarkes Crescent, Ecclestone.*

### *£300,000*

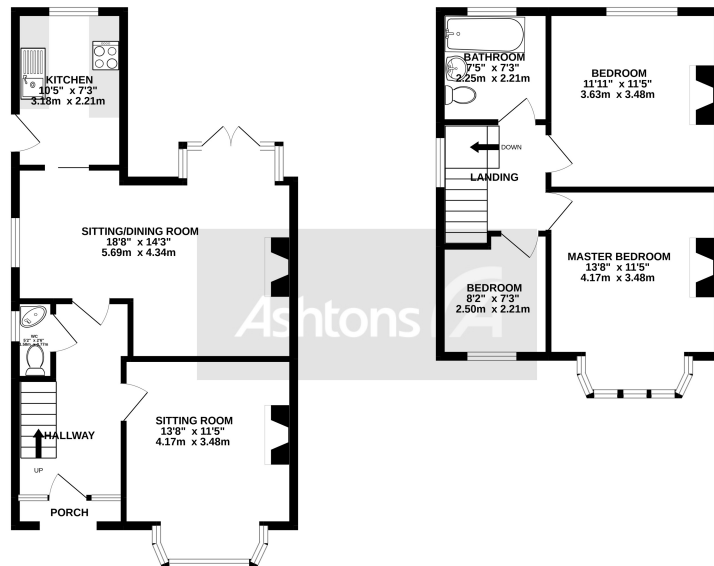
Semi - Detached | Three Bedrooms - Spacious Home | Driveway & Garage | Poplar Location | Ideal Family Home/First Time Buy | Viewings Advised |





GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 various appliances and fixtures shown have not been tested and no guarantee is given as to their condition or efficiency can be given.  
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Ashtons are delighted to bring to the market, this well presented three-bedroomed semi-detached property in the prime residential area of Ecclestone. Boasting excellent local amenities, including top OFSTED rating schools and nurseries.

The property Comprises of: Entrance porch to hallway with WC off, front sitting room, thereafter a sitting/dining room and a Fully fitted kitchen. The first floor provides three bedrooms and a family bathroom. Externally there is a driveway leading to the Garage and a good size rear garden. Early viewings are advised and can be arranged on 01744 754120.

Get a Mortgage: We have an Independent Mortgage Advisor based in EVERY Ashtons Office. We can search over 90 lenders to ensure that we find the most suitable mortgage for your circumstances. Interested? Call your local office on 01925 479334 for a chat. AS A MORTGAGE IS SECURED AGAINST YOUR HOME, IT COULD BE REPOSSESSED IF YOU DO NOT KEEP UP THE MORTGAGE REPAYMENTS



*Contact your local office  
to arrange a viewing:*

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**Great Sankey:** 01925 454300  
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**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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