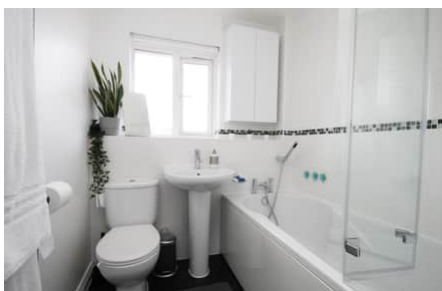


Sunflower Drive, Warrington, WA5 £195,000

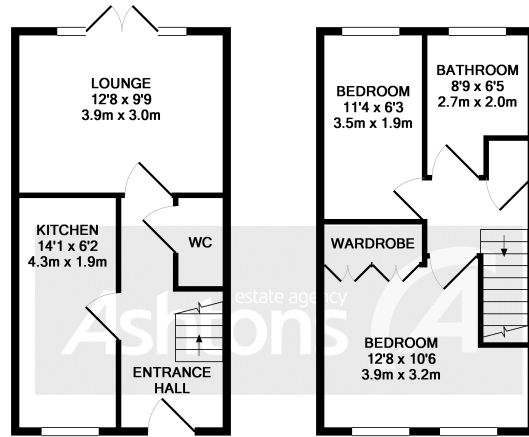


Set in a desirable position is this superb two-bedroom mid-townhouse set at the entrance of this secluded waterfront estate. Having no through traffic makes it particularly appealing to those with small children.

 x 2  x 1

See more of this house at ashtons.net





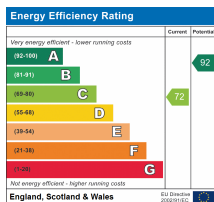
GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 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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Set in a desirable position is this superb two-bedroom mid-townhouse set at the entrance of this secluded waterfront estate. Having no through traffic makes it particularly appealing to those with small children. The property represents an excellent opportunity for first-time buyers or even those looking to downsize. In brief, it comprises; an entrance hall with stair access, W.C., a modern kitchen, and a rear lounge with double doors out onto the rear garden. The outdoor space is a credit to the owners with scaffolding plank decking and wall coverings offering a secluded entertaining space with outdoor lighting. The first floor houses two bedrooms and a landing with access to the bathroom. Parking is available at the rear of the property.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.ashtons.net/privacy-policy/>