



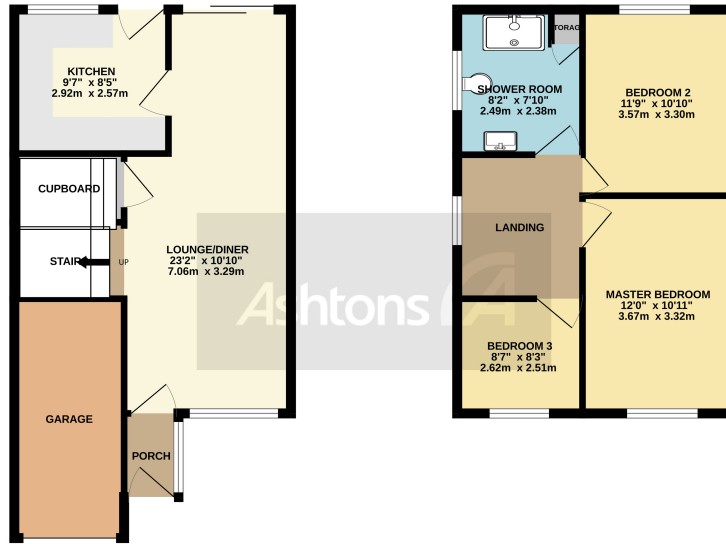
# *Sunningdale Close, Burtonwood. WA5 4NR.*

## *£224,995*

3 Bed Semi Detached | Open Plan Living Dining Room | Modern Shower Room | Rear Enclosed Garden | Spacious Driveway for Multiple Cars & Garage | Council Tax Band - C |







TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.

While 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing.  
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This is an absolutely fantastic opportunity to purchase a well presented semi-detached family home located in the popular area of Burtonwood. The property boasts excellent access to a range of local amenities, schools and public transport links along with great motorway access.

The versatile accommodation briefly comprises of entrance hallway, spacious living dining room, modern fitted kitchen. Up on the first floor the centrally located landing area opens to give access to two large double bedrooms, one to the front and the other to the rear, good size third bedroom, modern fitted shower room.

Externally to the front there is an exceptionally large block paved driveway offering off road secure parking and gated access to the gardens. Good size rear garden, well stocked borders, flagged area. Internal inspection of this family home is highly recommended to fully appreciate the overall size, excellent finish and superb location.

Council Tax Band C



**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**

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