

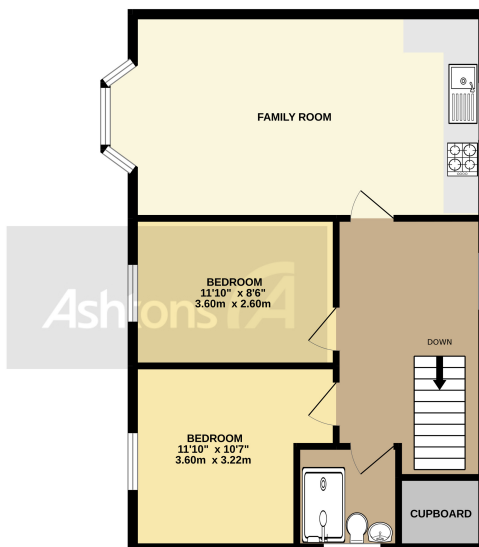
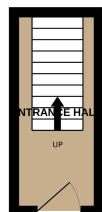


## *Thorneycroft Drive, Warrington. 3FW.*

### *£130,000*

Two bedroom apartment | First floor position | Light and spacious | Open plan kitchen / living room |  
Luxury bathroom with walk in shower | Council Tax Band: B Annual Price: £1,532 | No onward chain |



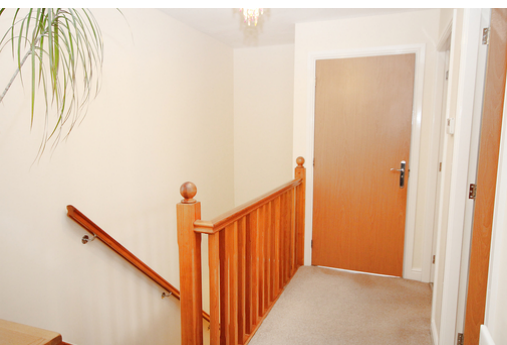


TOTAL FLOOR AREA - 693 sq ft (64.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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 condition or whether or not they can be given.

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An exciting opportunity to acquire a first floor maisonette apartment on the popular Thorneycroft development. This ideal home has its own external front door leading to entrance hall and up private staircase leading to the homely apartment. The accommodation comprises; modern kitchen/ living room with bay window, two good sized double bedrooms and a luxury bathroom with walk in shower and storage cupboard. Externally the apartment has its own parking space and there is a green with children's play area just outside. This property will appeal to first time buyers, investors and downsizers alike, it has been extremely well maintained and is neutrally decorated throughout. Located close to Warrington town centre with all the amenities, shops and transport links.



### 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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