



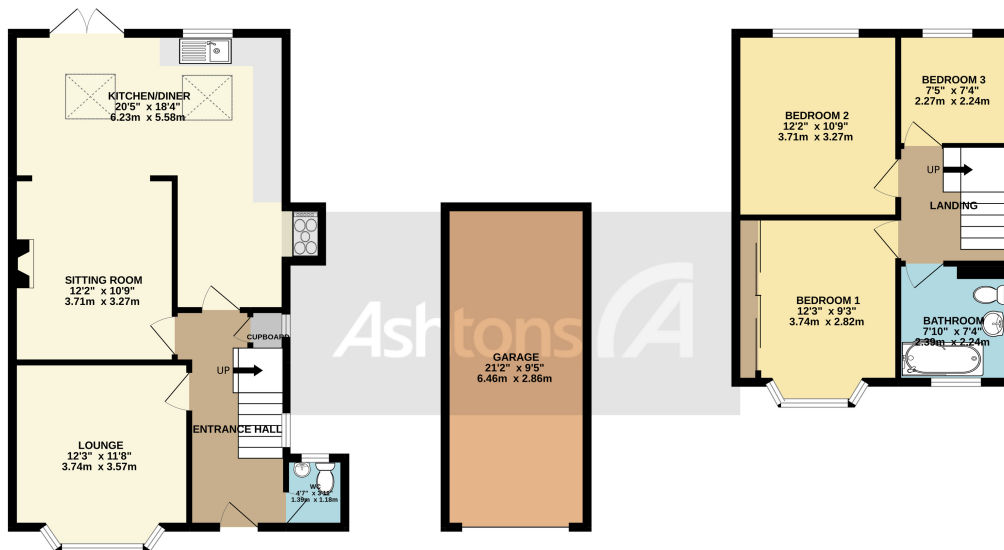
*7 Brookside Avenue, Stockton Heath, Warrington,  
Cheshire. WA4 2XG.  
Offers in Excess of £450,000*

Beautiful location | Bay fronted semi-detached | Three Bedrooms | Three Receptions Rooms | Walk in Condition | Short walk to Stockton Heath | Great Schools |



GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 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. The 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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Situated on this quiet and undisturbed road overlooking the park area and just a stone's throw away from St Thomas's Primary School. A fantastic bay-fronted semi-detached which has been updated throughout and extended to the ground floor level. The property provides three reception rooms, a modern kitchen, three bedrooms, and a family bathroom. To the front of the property is a driveway, front lawned garden with established borders, and detached garage with side gate access, internally there is an entrance hallway, front lounge, rear sitting room, and L-shaped dining kitchen with french doors giving access to the rear garden. Furthermore, in the kitchen area, there are vaulted ceilings with skylights. On the first floor of the property, the property has a conventional layout with three bedrooms and a family bathroom. Externally the property offers a generous rear garden which



### 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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