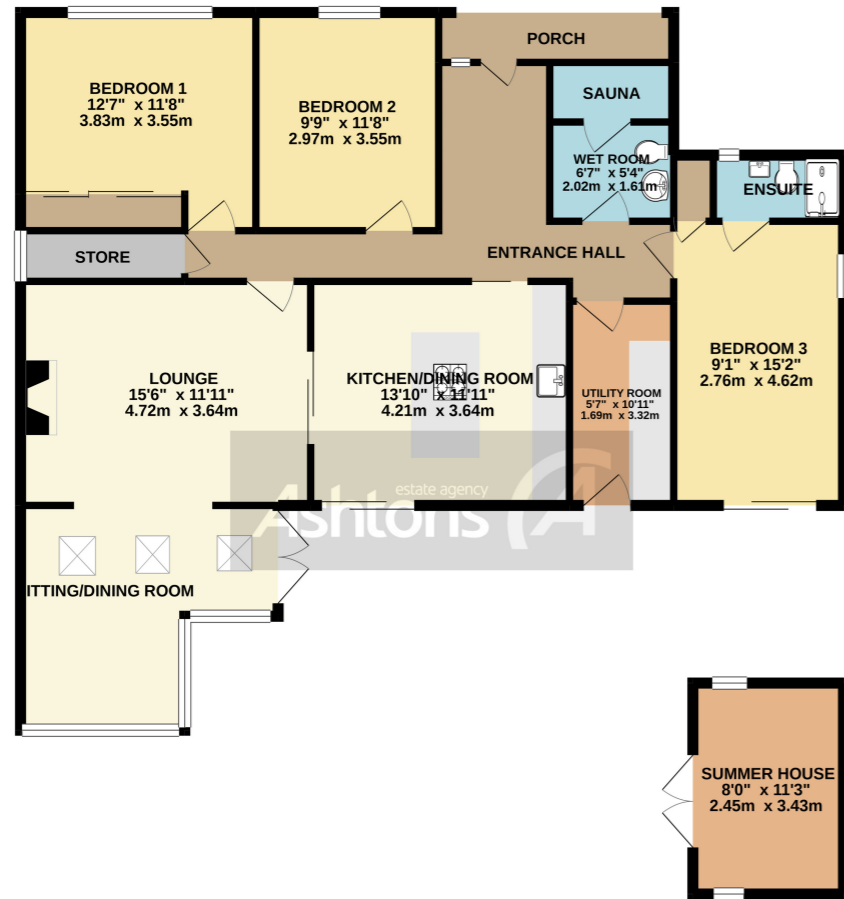


GROUND FLOOR  
1303 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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. 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.  
Made with Metrepx ©2021



## Cranleigh Close, Stockton Heath, Warrington, Cheshire. WA4 6SD.

£580,000



BEAUTIFULLY PRESENTED BUNGALOW | COMPLETELY RENOVATED | HIGHLY SOUGHT



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.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



Energy Efficiency Rating		Current	Potential
105 to 110	A		
85 to 105	B		82
65 to 85	C		
45 to 65	D		60
25 to 45	E		
10 to 25	F		
1 to 10	G		

High energy efficient - higher running costs  
England, Wales & N.Ireland  
EPC created: 2024/04/11

How much you can borrow?  
Speak to a mortgage expert in your local office.

Ashtons Financial Services

Ashtons

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk





Within this HIGHLY DESIRABLE LOCATION is this detached three-bedroom bungalow. COMPLETELY RENOVATED by the current owner with a flexible layout, boasting three bedrooms, two shower rooms, a sauna room, Stylish dining kitchen, lounge, sitting room and fully insulated garden office. Bridgewater Canal is directly behind with access off the rear garden. The property is just minutes walk from Stockton Heath village and with canal side walks and glorious countryside on the doorstep.

**Did you know?**  
Ashtons Estate Agency now have a network of Independent, whole of Market Mortgage Advisors working in our offices.  
Speak to an expert today, contact your local office.

 **Ashtons** Financial Services

