



*1 Leonard Street, Stockton Heath, Warrington,  
Cheshire. WA4 2UP.  
Offers in Excess of £299,950*



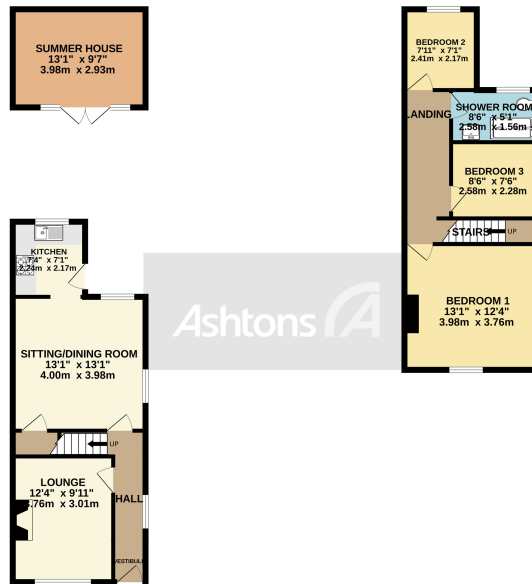
Recently renovated throughout to a high standard | Two reception rooms | Fitted kitchen with modern appliances | Modern shower room | Three bedrooms | Quality fitted blinds and flooring | Outside office/gym | South facing rear garden |





GROUND FLOOR  
537 sq ft (49.9 sq m) approx.

1ST FLOOR  
410 sq ft (38.1 sq m) approx.

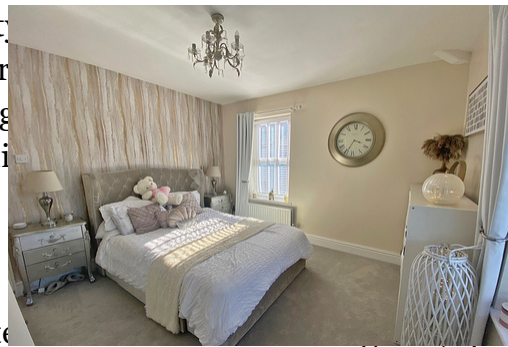


TOTAL FLOOR AREA - 947 sq ft (88.0 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 is given for their operation or reliability. Plans may vary without notice.  
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## THREE BEDROOM END TERRACED - SET IN THE HEART OF STOCKTON HEATH - RENOVATED THROUGHOUT - IDEAL FOR FTB'S OR FAMILIES - SOUTH FACING REAR GARDEN.

This stunning end of terraced property has been renovated throughout to a high standard and is sure to impress. The property benefits from two reception rooms, providing ample living space for families or those who like to entertain. The fitted kitchen comes complete with modern appliances, including an oven, hob, making moving in a breeze. The modern shower room is a standout feature and is sure to appeal to buyers who want a contemporary bathroom. The property boasts three bedrooms, providing plenty of space for families or those who need a home office. The quality fitted blinds and flooring add a



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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