

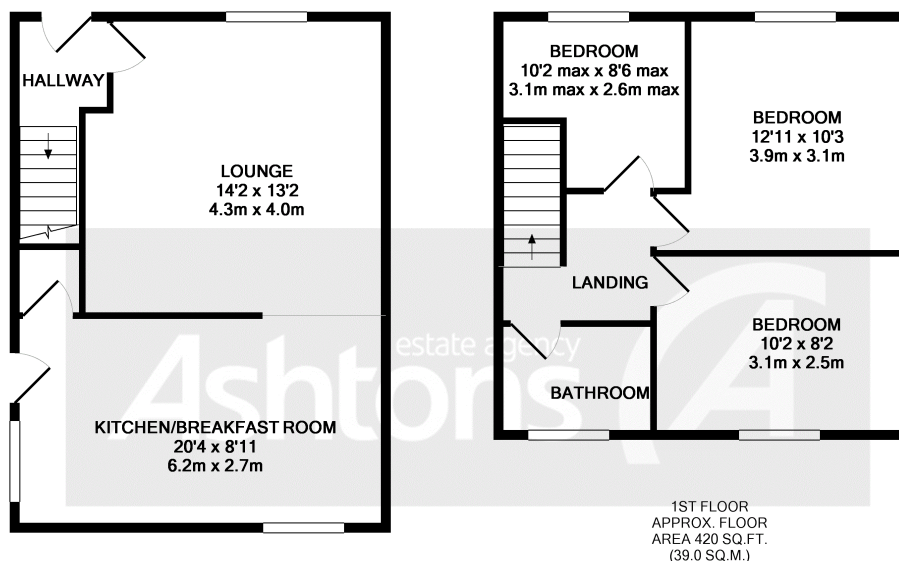


## *Ashurst Drive, ST HELENS. WA11 9DR.*

### *Offers in Region of £140,000*

Semi detached house | Fully Modernised | Three Bedrooms | Driveway Parking | Front & Rear Gardens | NO ONWARD CHAIN! |





GROUND FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## FULLY MODERNISED & NO ONWARD CHAIN!

A well-proportioned semi-detached property offering easy access to amenities, and with major transport links within close proximity it is also perfectly suited for regular commuters. Internally, the property has been modernised throughout and offers; entrance hall with stair access, spacious lounge, dining area and a modern fitted kitchen with access to the rear garden. To the first floor are three bedrooms, a landing and a modern family bathroom. Outside, the gardens are of a low maintenance finish and have secure fenced surrounding. There is a lawned garden and a driveway to the front and side access is also available. Please contact our St Helens Office today if you need more information on

01744 754120



### 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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