



GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 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.
Made with Metropix ©2018



30 The Park, Penketh. WA5. Offers in Excess of £235,000

Two Bedroom End Terrace | Freehold Property | Includes A Rear Garden | Character and Charm |
Modern Kitchen & Bathroom | Quiet & Peaceful Location | New Boiler 2021 |



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 belived 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 firms 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	
Key Energy Rating	Current
A	
B	
C	
D	
E	
F	
G	
England, Wales & N.Ireland	

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





Rarely available an excellent opportunity has come to market with this chance to acquire a picturesque end cottage which is tucked away within the much sought-after area of Penketh. Previously a worker's cottage for Penketh Tannery was built in c1890 the current owners have maintained and updated the accommodation creating a characterful and contemporary home. Its location is extremely convenient having a number of shops within easy walking distance, local public houses are also nearby as well as highly regarded schooling. In brief, the accommodation comprises; Large entrance hall with access to the stairs and living room, leading to a rear reception room, and a modern kitchen leading out on the garden courtyard. The upper floor boasts TWO well-sized bedrooms, a landing, and a family bathroom. Outside viewers are to be impressed with the space available beyond the rear gate, with this property benefiting from a garden at the rear. Please contact us for more details.

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



