

GROUND FLOOR

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

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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

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Viewing Arrangements

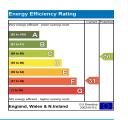
Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property DetailsThese particulars, whilst being belived to be accurate are set out as a general outline only for guideance 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.

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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 |



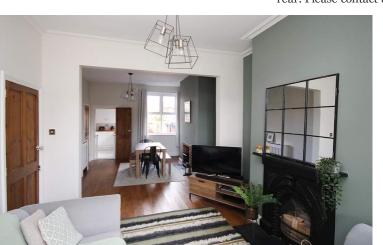






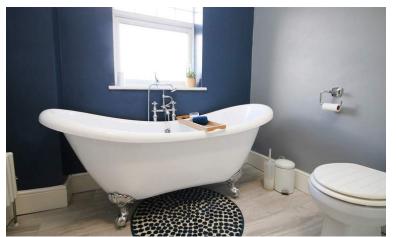


Rarely available an excellent opportunity has come to market with this chance to acquire a picturesque end cottage which is tucked away within the much sought-after area of Penketh. Previously a worker's cottage for Penketh Tannery was built in c1890 the current owners have maintained and updated the 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.

















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