

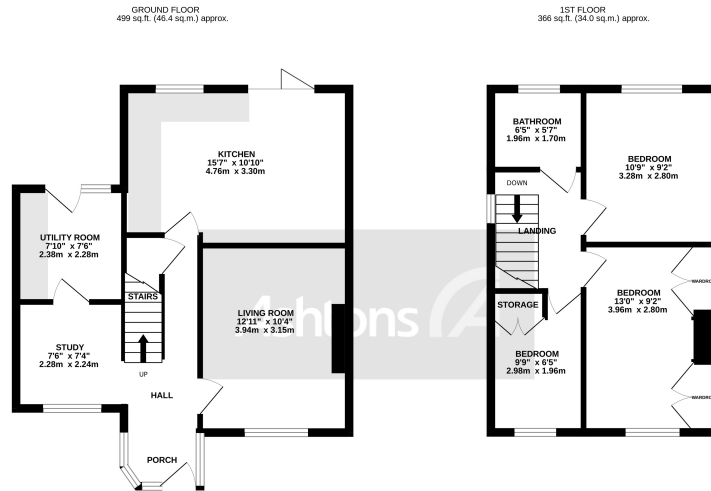
Keith Avenue, Great Sankey, WA5 £270,000



A beautifully updated semi-detached property that boasts well-planned family-sized accommodation within a much sought-after residential area nearby to schools, shops, and major transport links. The rear garden is approximate 70ft long and is currently completed with a majority lawn and paving area with a secure fenced perimeter, it enjoys much of the day's sunshine and off-road parking is available to the front via a paved driveway. Please contact us for more details.

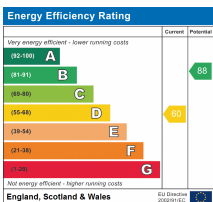
[See more of this house at ashtons.net](https://www.ashtons.net)





TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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A beautifully updated semi-detached property that boasts well-planned family-sized accommodation within a much sought-after residential area nearby to schools, shops, and major transport links. In brief and over two floors it comprises; an entrance porch with a welcoming hallway with stair access and open to the study, a marvelous bright and spacious lounge with a large window to the front elevation, open plan through to the kitchen and dining area which comes well equipped opening out on to the garden. The upper floor houses three very well-sized bedrooms Two with cleverly designed built-in wardrobes (see floor plans for dimensions), a landing, and a modern bathroom. The rear garden is approximately 70ft long and is currently completed with a large lawn and paved seating area with a secure fenced perimeter, it enjoys much of the day's sunshine and off-road parking is available to the front via a paved driveway. Please contact us for more details.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. **Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashtons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashtons nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.ashtons.net/privacy-policy/>