



*344 Manchester Road, Warrington. WA1 3RE.*  
*£220,000*

Traditional Semi Detached House | Extended Accommodation | Three Bedrooms | Tastefully Decorated Throughout | Council Tax Band - B - £1502.91 | Leasehold | Well Proportioned Accommodation | Two Reception Rooms | Dining Kitchen | NO CHAIN |





TOTAL FLOOR AREA: 1134 sq ft (105.3 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other information provided and is not to be relied upon for any purpose other than that intended. Measurements are to the face of walls unless otherwise stated.  
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This impressive extended family home is ideally situated in a convenient location, close to local amenities and excellent transport links. Boasting three bedrooms, two reception rooms and a fabulous dining kitchen with doors that open out to the delightful rear garden this property is perfect for modern family living.

With off road parking there is plenty of space for vehicles and there is a detached garage that is currently used as an entertainment room and the decked and lawned rear garden offers a wonderful outdoor space for relaxing and entertaining. The shower room is a welcome addition to the property while the entire home is spacious and well-proportioned providing ample living accommodation for a growing family.

Overall this property offers an enviable combination of space, convenience and comfort making it an excellent choice for those looking for a modern family home.



*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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