



# *Brickhurst Way, Woolston, Warrington.*

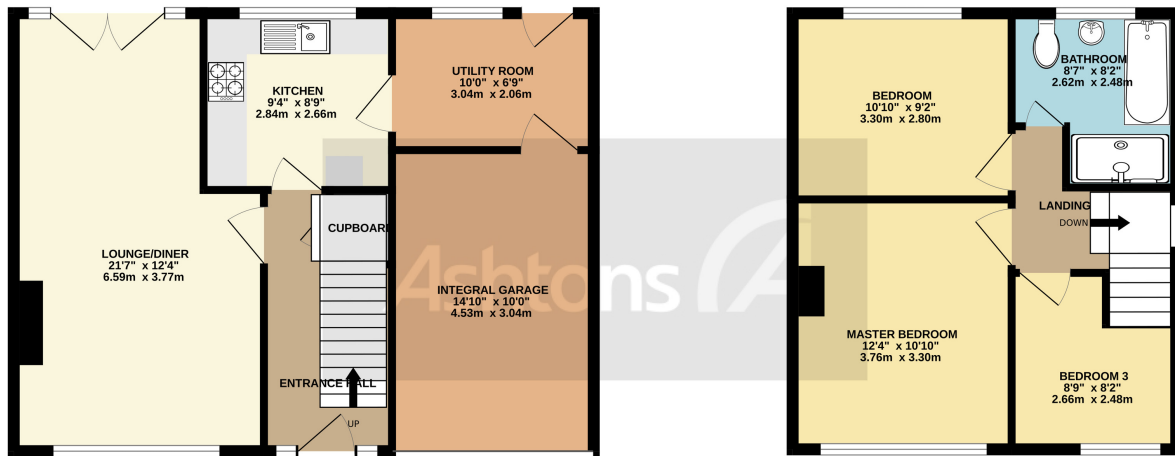
## *£270,000*

Immaculate and modernised decor | Open plan accommodation | Access and views over Woolston Park |  
Block paved driveway and garage | Freehold title | Stylish and modern bathroom | Council Tax Band: C  
Annual Price: £1,750 |



GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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An immaculately presented and ideally located three bedroom semi detached family home backing on to Woolston Linear Park. This walk into ready home comprises in brief: entrance hallway, open plan living/ dining room, fitted cream kitchen leading to the utility and integral garage. To the first floor are three well proportioned bedrooms and a stylish bathroom with freestanding bath and walk in shower. Externally benefits from a block paved driveway providing off road parking and lovely garden area to the front and spacious levelled garden with lawned areas, decking with views and access to the park ideal for families with little ones or dogs or who just enjoy some fresh air. The finish of this beautiful home must be viewed to be appreciated.



Contact your local office  
to arrange a viewing:

Padgate: 01925 479334  
Great Sankey: 01925 454300  
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Stockton Heath: 01925 453400  
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Ashton-In-Makerfield: 01942 364446  
Newton-Le-Willows: 01925 907770  
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Lettings Head Office: 01925 873533  
Financial Services: 01925 221234

**Viewing Arrangements**  
Viewing is strictly by appointment only through  
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