

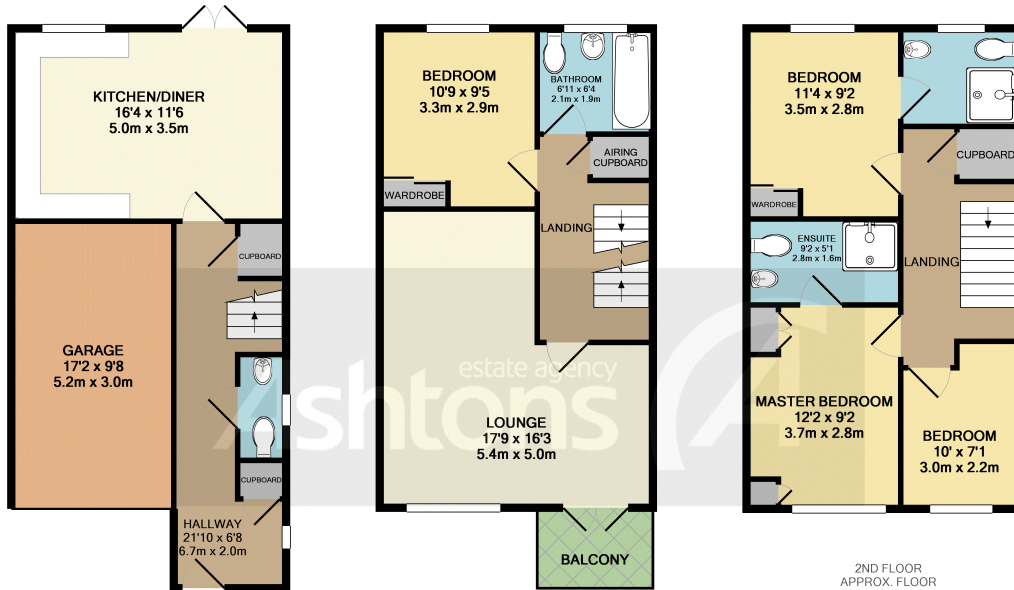


# *Monks Place, Warrington, Cheshire.*

## *£225,000*

Downstairs W.C | TWO Ensuites | Garage | ONLINE VIDEO TOUR AVAILABLE | FOUR  
BEDROOM SEMI-DETACHED TOWNHOUSE | GREAT LOCATION OVERLOOKING THE  
PARK |





GROUND FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.2 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.9 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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**\*\*\*MODERN TOWNHOUSE\*\*\***

A spacious and well presented semi detached townhouse located on a popular development in Warrington. The current owners have modernised and maintained the property to a high standard and with well proportioned rooms throughout it would make the perfect family home. Monks Place is situated within easy access of the Town Centre, amenities and rail/bus links making commuting hassle free. Over three storeys in brief it comprises; entrance hall with cupboards, w.c and stair access; a fantastic kitchen/diner with contemporary wall/base units, space for a washing machine, integrated oven/hob and fridge/freezer, and French Doors leading out to the garden. The second floor comprises;



**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**

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