

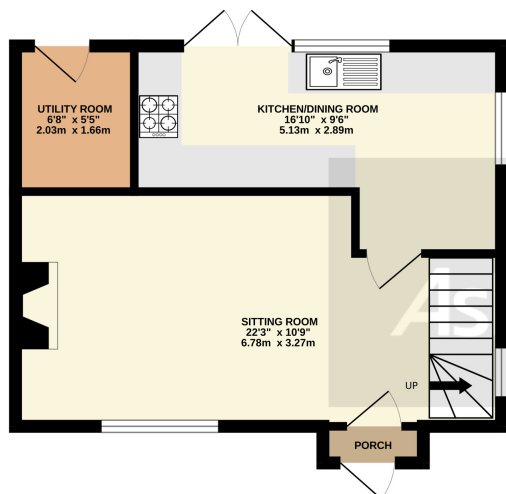


*115 Sandy Lane, Warrington, Cheshire. WA2 9HY.
Offers in Excess of £190,000*

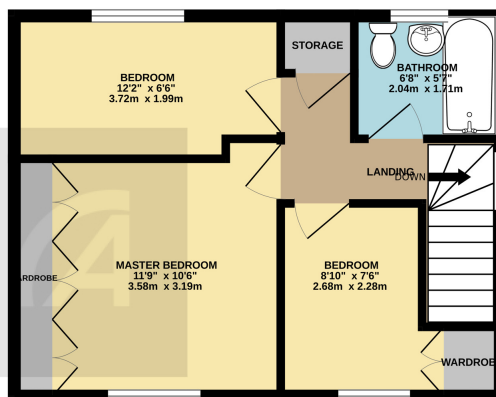
End of Terrace House | Beautifully Presented Accommodation | Three Bedrooms | Separate Utility Room | Upstairs Family Bathroom | Close Access to Motorway Links & Amenities | Good Sized Rear Garden | Council Tax Band - A - £1355.14 |



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
Made with Metropix ©2023

We are delighted to present to you this popular end-of-terrace home that offers a range of desirable features. Located in a convenient location this property provides easy access to local transport options, including public transportation and motorway links making it ideal for those who commute or enjoy exploring nearby areas. You'll find a variety of amenities within close proximity ensuring you have everything you need within reach. One of the highlights of this home is its good-sized, low-maintenance rear garden. This provides a lovely outdoor space for relaxation, entertaining or gardening without requiring excessive upkeep. Inside the property you'll find three well-proportioned bedrooms offering ample space for a growing family or accommodating guests. The dining kitchen is a standout feature, with its doors opening directly onto the rear garden creating a seamless indoor-outdoor flow. This



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.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



How much you can borrow?
Speak to a mortgage expert in your local office.

Ashtons Financial Services

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

